

The logo for gth, consisting of the lowercase letters 'gth' in a white serif font on a red rectangular background.A white rectangular sign with a red 'gth' logo at the top. Below the logo, the text 'OFFICES' is written in bold, followed by the phone number '01823 334455' and 'TO LET' in bold at the bottom.

MELVILLE HOUSE

Part Let Investment with Residential Conversion Opportunity STP

12 Middle Street, Taunton

Key Facts

- Prominent town centre location with parking.
- A landmark period building of 2,809 sq ft spread over 3 floors with potential to create a number of high quality residential apartments.
- Two ancillary houses let on ASTs producing an income of £18,540 per annum.
- Parking within communal yard for up to 13 cars.
- Available at a Freehold Guide Price of £575,000.



Location

The property is located on the south side of Middle Street, close to the corner with Lower Middle Street within Taunton's town centre. Somerset County cricket ground is only a short walk away and so is the county town's centre with its many shopping and leisure facilities.

Taunton, Somerset's county town and principle retailing and administrative centre, has a residential population of 60,500 and a retail catchment population of circa 331,000 within a 30 minute drive time.

Description

A site totalling 0.204 acres with three detached properties contained within its title along with parking for up to 13 cars. The properties consist of a handsome three storey Grade II* Listed office building abutting Middle Street (Melville House), a detached cottage with pretty garden to the rear (Stable Cottage) and small detached property to the front (Garden Cottage).

The Melville House, although currently configured as offices, its most recent use, previously accommodated two residential apartments on the second





floor and has also been used as a small hotel and private members club. Currently the property consists of period offices with wooden panelling in a handful of offices with ornate cornicing in others. The offices provide gas central heating, category two lighting, carpet tiles, a security system, communal kitchen and WC facilities.

Stable Cottage is located at the rear of the site and enclosed behind a brick wall with pedestrian gate access to the front door. Internally, the property provides a well proportioned living room / dining room, galley kitchen and conservatory at ground floor level. The first floor contains a master bedroom, a single bedroom and family bathroom. Externally, there is a fully enclosed garden, which has been well looked after.

Garden Cottage is located at the front of the site fronting onto Whirligig Lane and consists of an open plan kitchen & living room with a bathroom at ground floor level. The first floor contains a large double bedroom only.

Utilities

Mains electricity, gas, water and drainage are connected to the site.

Energy Performance Certificates

Melville House: E(114) , Garden Cottage: E(52) and Stable Cottage: E(53)

Rates

We understand Melville House has a rateable value of £27,750.

Terms

The property is available for sale subject to the existing Assured Shorthold Tenancies at £575,000.

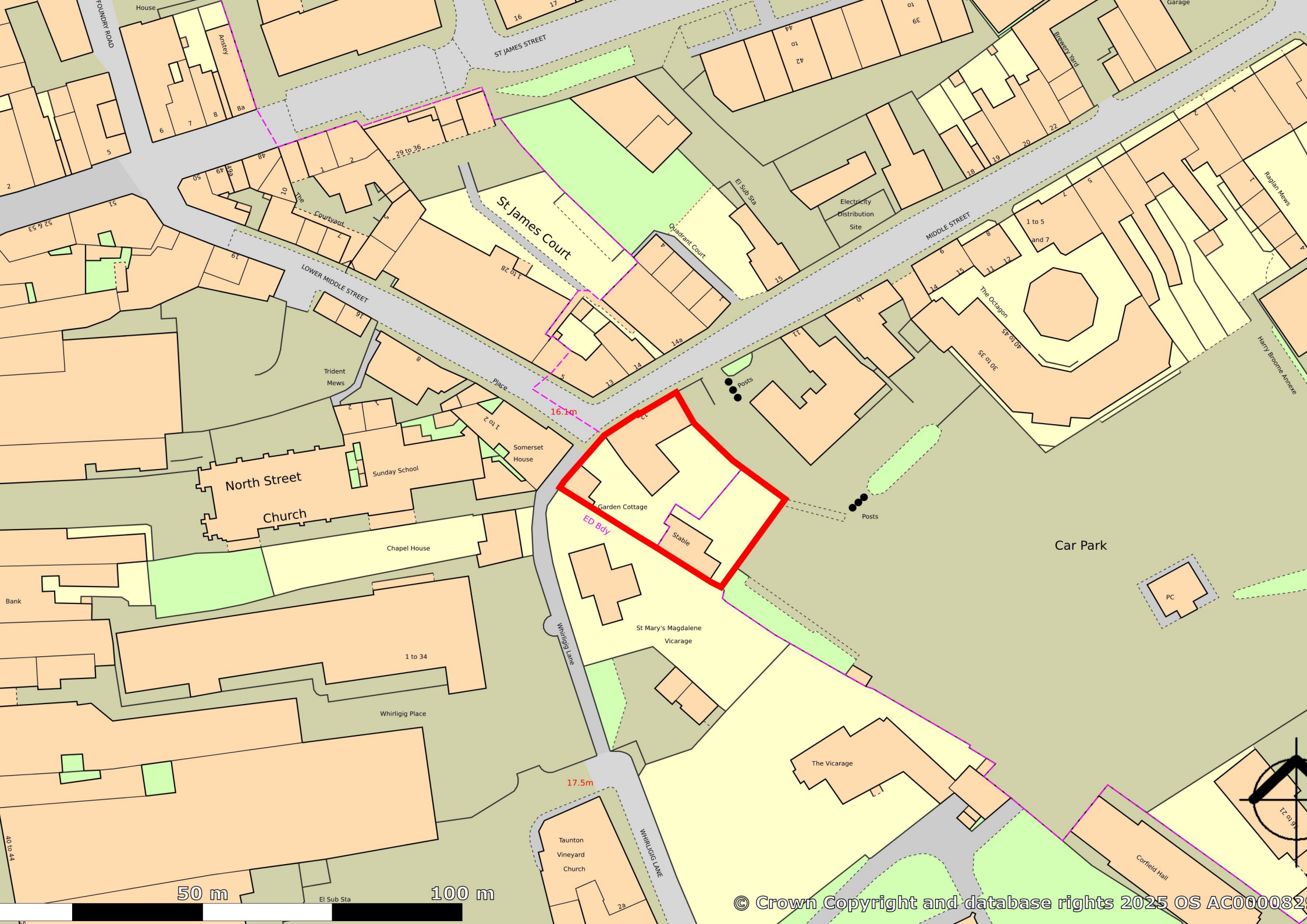
Both Stable Cottage and Garden Cottage are currently on a rolling agreements at £795.00pcm and £750.00pcm respectively.

VAT

We are advised the residential properties is not registered VAT but Melville House is registered for VAT.







50 m

100 m

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