

gth



Melville House, 12 Middle Street, Taunton

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Melville House, 12 Middle Street, Taunton, TA1 1SH

- Available as a whole or as office suites.
- Onsite parking available.
- Centrally located building with period features.
- Building totalling an NIA of 2,809 sq ft

Guide Rent £30,000 per annum
Office Suites from £2,548 per annum

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 an 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 handsome Grade II* listed detached office building spread over 3 floors either available as a whole or as office suites.

The building benefits from gas central heating, category two lighting, carpet tiles, a security system, communal kitchen and WC facilities.

EPC

The property has an asset rating of E114.

Rateable Value

Having checked the valuation office's website, we understand the property has a rateable value of £27,750 for the whole building.



Accommodation (Approximate N.I.A)

Ground Floor	91.22 sq m	982 sq ft
First Floor	97.94 sq m	1,054 sq ft
Second Floor	71.80 sq m	773 sq ft
Total	260.96 sq m	2,809 sq ft

Office suites available from 182 sq ft to 346 sq ft or multiple rooms could be taken together.

Tenure

Whole—A new full repairing and insuring lease is available by arrangement.

Office Suites—Tenants will be responsible for internal

repairs and decorations as well as for contributing a fair proportion of the landlord's costs for electricity, central heating, common part cleaning and security. The service charge will be based on the apportioned floor area for each suite and charged quarterly in arrears.

A deposit equal to two months' license fee is payable upon signing the agreement and will be held until vacation against any damage caused. License fees are payable monthly in advance.

Rent

Whole—£30,000 per annum.

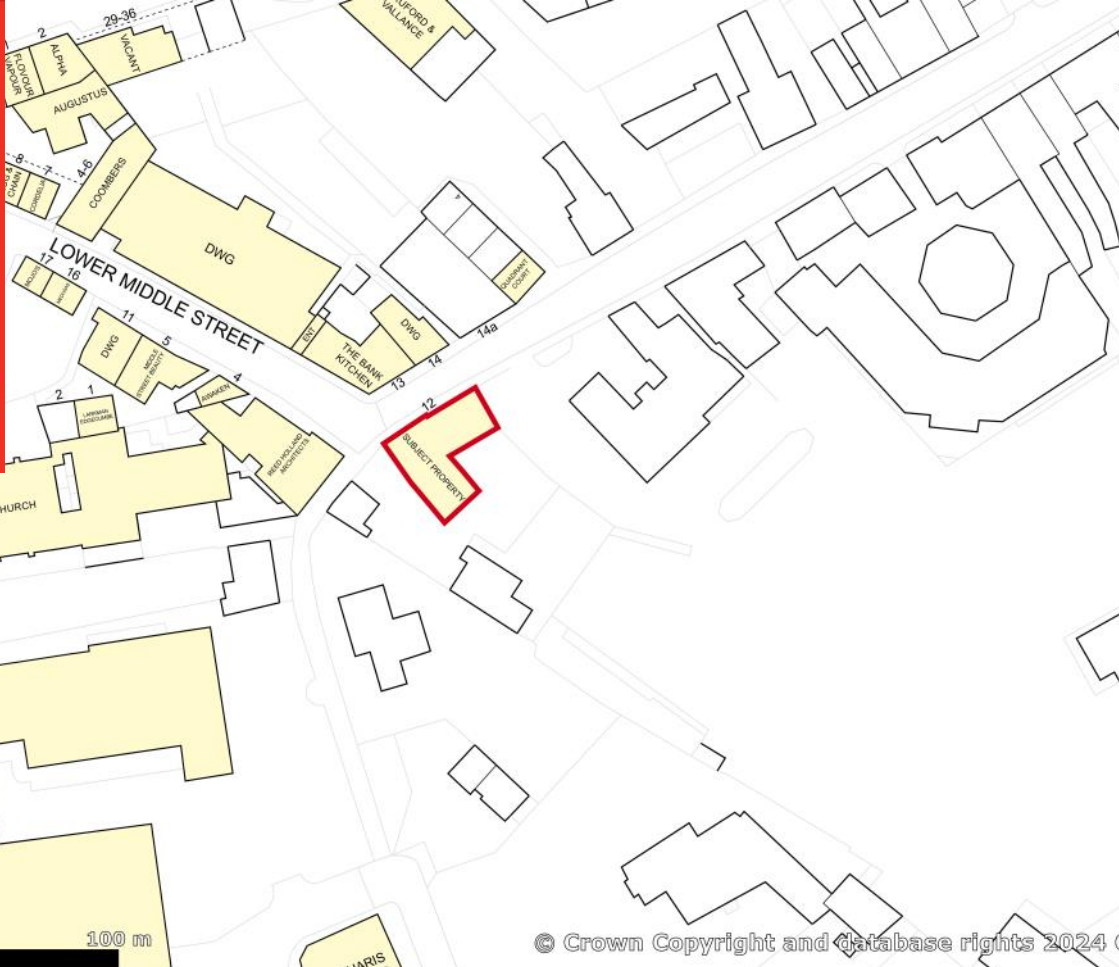
Office Suites—from £2,548 per annum

VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the rent.

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Greenslade
Taylor Hunt



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References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

Viewing

Strictly by appointment with Greenslade Taylor Hunt.
Joseph Hughes / Zack Dennington
9 Hammet Street
Taunton
Somerset
TA1 1RZ

Email: commercial.taunton@gth.net

Tel: 01823 334455

Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

