

Tamlyn & Son

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56 High Street
Bridgwater
TA6 3BN

On Instructions of Messrs M Broker & J Barrington

**BRIDGWATER
SOMERSET**

Sale of Freehold

BUSINESS/INVESTMENT PROPERTY



Comprising

11 & 12 KING SQUARE

TO BE OFFERED FOR SALE BY AUCTION



**BRIDGWATER
SOMERSET
SALE OF FREEHOLD**

**GEORGIAN TERRACED PROPERTY
ORIGINALLY TWO TOWNHOUSE RESIDENCES
CURRENTLY OFFICE USE**

Comprising

**11 & 12 KING SQUARE
TA6 3AH**

TO BE OFFERED FOR SALE BY AUCTION

AT THE TUDOR FUNCTION SUITE

ST MARY STREET – BRIDGWATER

ON

THURSDAY, 14TH JULY 2011

AT 7 PM

Auctioneers

**TAMLYN AND SON LTD
56 High Street
BRIDGWATER
Somerset. TA6 3BN**

Tel. 01278 458241

Solicitors

**ASH CLIFFORD
14 Northgate
BRIDGWATER
Somerset TA6 3EU**

Tel. 01278 451327

VIEWING

The property may only be viewed by prior appointment with Tamlyn and Son
Tel. 01278 458241

SERVICES

The property has mains electricity and water and drainage.

TENURE

The property offered is freehold.

BUSINESS RATES

Rateable Value £23,500
Rates Payable. Current Year £10,175.50

STATUTORY AUTHORITIES

Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset.
Tel. 01278 435435

South Western Electricity Board, Priorswood Road, Taunton, Somerset. Telephone
0800 365000

Wessex Water Authority, 1 Clevedon Walk, Nailsea, BRISTOL. Telephone 0845 600
4600

British Gas Trading Limited, 1600 Parkway Court, Oxford Business Park South,
Garsington Road, OXFORD, Telephone 08006524040

FIXTURES AND FITTINGS

Items normally designated landlord's fixtures are included in the sale.

INCONSISTENCY

Should there be any discrepancy between these particulars, the general remarks and stipulations and the conditions of sale, the latter shall prevail.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars is sold subject to any development plan, tree preservation order, town planning scheme, resolution or notice which may be or may come to be in force and also subject to any statutory provision or byelaws without obligation on the part of the vendor the Auctioneer or Solicitors to specify them.

RIGHTS OF WAY, EASEMENTS etc.

The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supply and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in the general remarks and stipulations or not.

PLANS AND PARTICULARS

The purchaser shall be deemed to have knowledge of the property but should any dispute arise as to the boundaries or any points in general remarks or stipulations, particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the auctioneers TAMLYN & SON acting as experts whose decision shall be conclusive and binding on all parties and whose cost shall be paid as they may decide and both parties shall accept as final the award of the auctioneers.

RESERVE

The property will be offered for sale as a whole subject to a reserve price and the vendors and the auctioneers reserve the right to bid. The vendors also reserves the right to sell the whole property or any part thereof prior to auction without disclosing any reserve price or withdraw any part or parts thereof

SALE CONTRACT AND SPECIAL CONDITIONS OF SALE

The sale contract and special conditions of sale will be available for inspection at the auction and prior to the sale at the offices Ash Clifford, 14 Northgate, Bridgwater TA6 3EU. Tel. 01278 451327

PARTICULARS

11 & 12 KING SQUARE, BRIDGWATER, SOMERSET. TA6 3AH.

Two adjoining Georgian terraced townhouses (Grade II Listed), currently interconnecting and used as offices with great potential for continued business use or possible residential uses, etc, subject to obtaining any necessary change of use consents.

Situated within an attractive conservation area in central Bridgwater the premises are located near other office, commercial, recreational and residential uses.

(Note The photograph of the front of the building is taken from the publically open park, King Square)

Accommodation Briefly Comprises

11 KING SQUARE

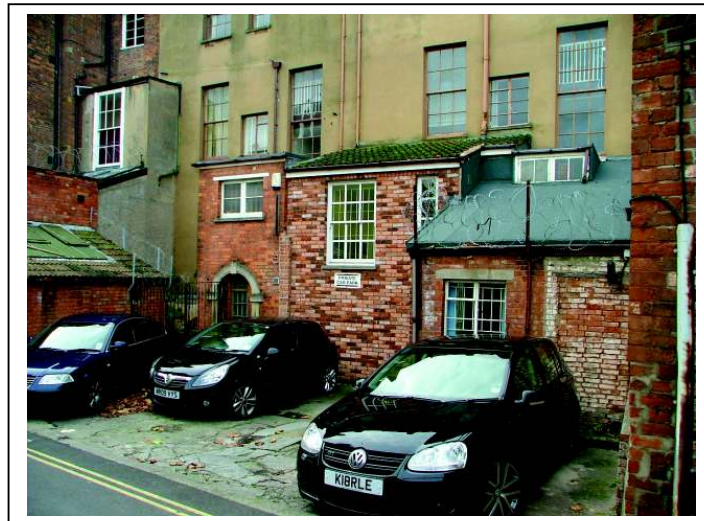
Accommodation over Basement, Ground, First and Second Floors. Approximately 2109 square feet plus service areas.

Rear door from basement opens to enclosed rear courtyard, front ventilation and light well for basement.

12 KING SQUARE

Accommodation over, Basement, Ground, First, Second and Third floors. Approximately 2619 square feet plus service areas.

At the rear of the properties is a **parking area** for 3-4 vehicles



An oil fired boiler is located in the basement of 11 King Square and provides central heating to the properties.

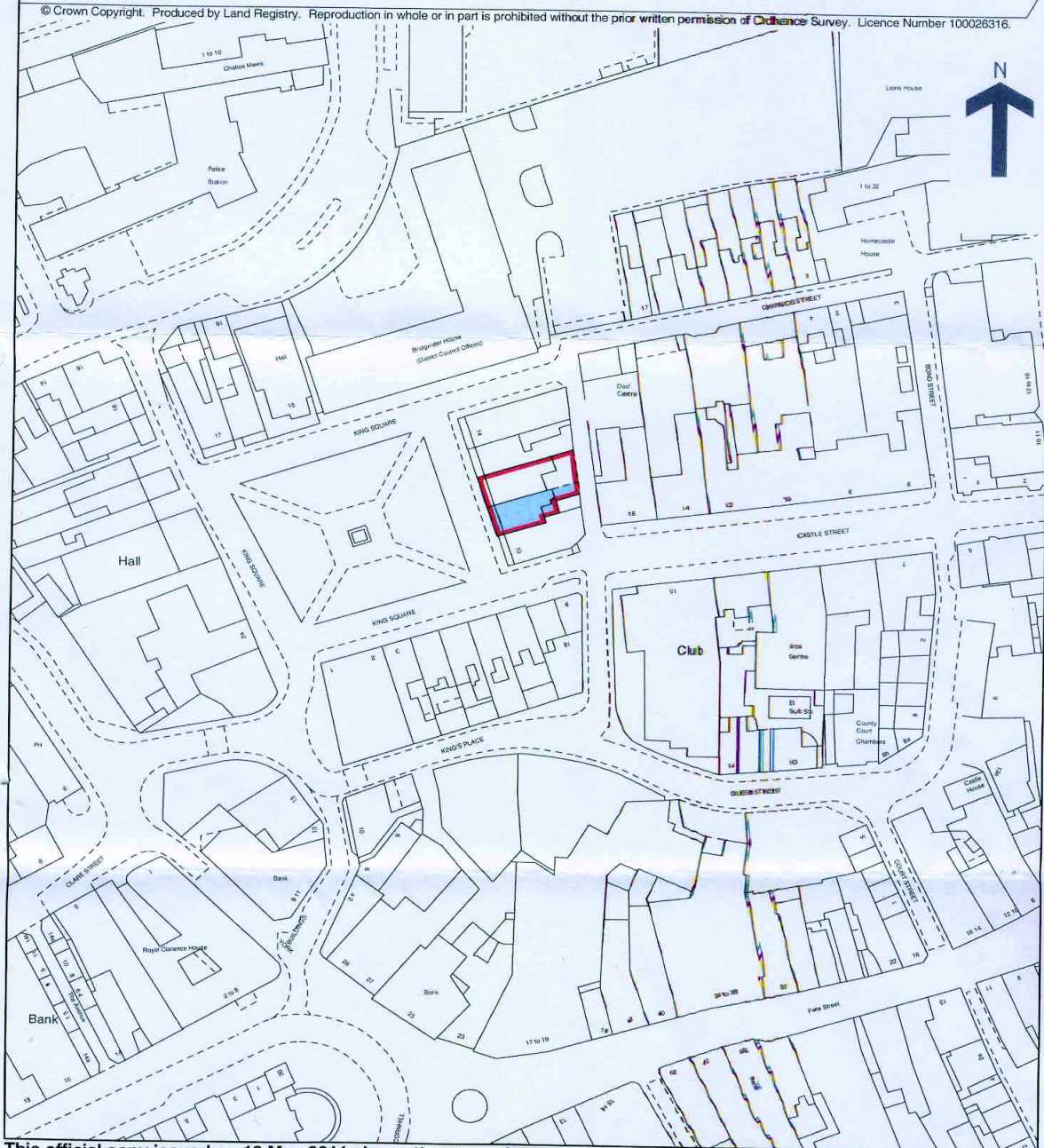
Current office use is on ground and first floor areas with other floors in need of modernisation being used mostly for storage purposes at present.

Land Registry
Official copy of
title plan

Title number **ST290919**
Ordnance Survey map reference **ST2937SE**
Scale **1:1250**
Administrative area **Somerset: Sedgemoor**



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This official copy issued on 12 May 2011 shows the state of this title plan on 12 May 2011 at 14:29:48. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. **It may be subject** to distortions in scale. Measurements scaled from this plan may not match measurements between the **same points** on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Plymouth Office.