

Tamlyn & Son

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56 High Street
Bridgwater
TA6 3BN



FOR SALE OR LET COMMERCIAL/RESIDENTIAL PROPERTY



Comprising
17 Church Street
BRIDGWATER – SOMERSET
TA6 5AT

Former Doctors Surgery Premises,
Last in use as a Day Centre

Price Offers invited for freehold guide £139,950
Or to let offers invited guide £10,000 per annum

56 High Street, Bridgwater
Somerset, TA6 3BN
01278 454500

Bridgwater@tamlynandson.co.uk
www.tamlyns.co.uk

Viewing

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

Services

Mains water, gas, electricity and drainage.

Description

An end of terrace stone and brick built property located in a residential area with rear vehicular access and parking .

The property offers potential for a variety of uses (subject to any necessary consents). For many years the premises were occupied as a doctors surgery, more recently a day centre, but offering accommodation suitable for business or residential purposes.



Accommodation briefly comprises:-

GROUND FLOOR

Entrance Lobby

Reception Lobby with sliding glass hatch to Reception Office.

Main Hall with stairs to first floor and passage to ground floor rooms. Storage cupboard downstairs.

Reception Office 4.04m (13'3") x 3.71m (12'2")

Waiting Room 3.74m (12'3") x 3.70m (12'1") opening through to

Office 2.32m (7'7") x 1.99m (6'6")

Cloakroom with WC and wash basin.

Kitchen/Breakfast Room 4.64m (15'2") x 3.05m (10'). Fitted stainless steel sink and kitchen units. Roof light and rear window.

Consulting Room 4.08m (13'4") x 2.92m (9'7"). Fitted sink unit. Side entrance door and rear **Porch**.

ON THE FIRST FLOOR

Landing area with fitted cupboards.

Consulting Room (1) 4.27m (14') x 3.31m (10'10"), overall measurements including fitted storage units and sink.

Consulting Room (2) 3.94 (13') x 3'76m (12'4"). Fitted sinks and storage units. Built-in cupboard having gas boiler providing central heating and hot water system.

Room (3) 3.2m (10'2") x 2.4m (7'9").

Rear Office (4) 2.76m (9') x 2.49m (8'2") with fitted store cupboard.

Kitchenette/Store with fitted sink units.

Toilet with wc and washbasin.

Outside Rear yard area with parking space for 2 vehicles.

Note Category 5 cabling fitted throughout building.



Energy Performance Certificate

Non-Domestic Building



New Directions
17 Church Street
BRIDGWATER
TA6 5AT

Certificate Reference Number:
0960-0139-9479-5870-7092

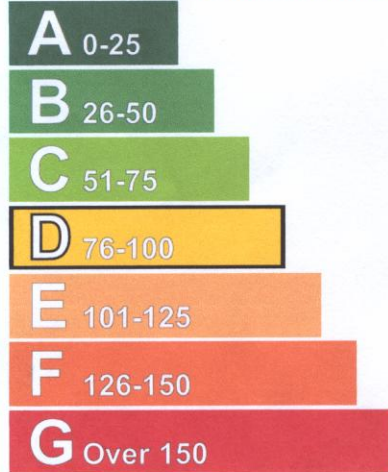
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 87 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 164
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 55.53

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built
71 If typical of the existing stock