

4B THE LINEN YARD
SOUTH STREET
CREWKERNE, SOMERSET
TA18 8AB

- Office Suite To Let
- Town centre location
- With car parking
- Ground floor
- Fully self contained
- In all some 1,240 sq ft (Net internal)
- Floor plan to download
- Fitted out for immediate occupation

Rent - £13,000 pa + VAT



Chesters
Harcourt



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THE PROPERTY

- The Linen Yard is a well-regarded business scheme centered around Lawrence's Auctioneers.
- It comprises a range of period buildings converted to provide modern workspace.
- The available suite forms part of the ground floor of the main estate building and benefits from its own entrance beneath the portico.
- Internally, the space includes a reception area, a connecting corridor, and several offices.

- There is a tenant car park adjacent

THE LOCATION

The Linen Yard is situated on South Street, one of the town's main arterial roads.

It is within walking distance of the town centre.

PLANNING

Office consent



RENT

£13,000 pa plus VAT

LEASE TERMS

New sub lease to be agreed

EPC

4 Linen Yard
South Street
Crewkerne
TA18 8AB

Energy rating

E

Valid until

22 October 2030

Certificate number

6523-2105-1439-2998-9023

SERVICE CHARGE

On application

RATES

To be re assessed. Estimated at RV £7,113 + Car parking
No rates will be payable if small business relief applicable

VAT

Is applicable

CONTACT

For further information please contact Chesters Harcourt :

David Foot MRICS

david.foot@chestersharcourt.com

01935 415454

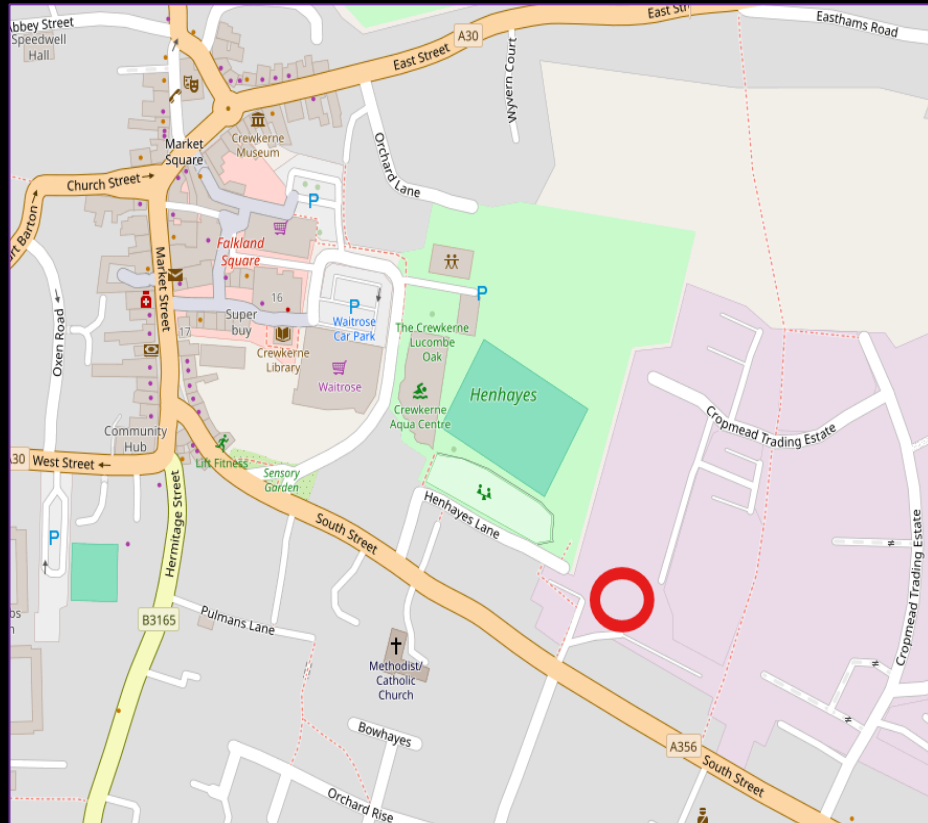
AREAS

(Approx Gross
Internal)

Sq ft

Ground Floor

1,240



**Chesters
Harcourt**

chestersharcourt.com

Tel: 01935 415454

Email: info@chestersharcourt.com

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