

PRIME LISTED GRADE 11\* OFFICE BUILDING FOR SALE

WITH DEVELOPMENT POTENTIAL

GUIDE PRICE: £350,000



## 16 THE CRESCENT, TAUNTON, SOMERSET, TA1 4EB

#### **SUMMARY**

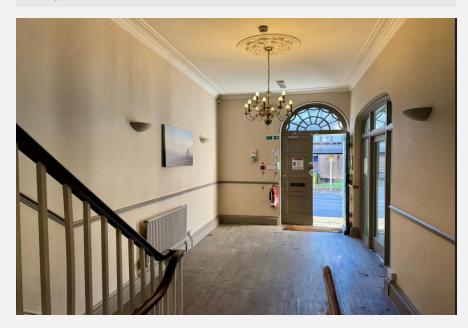
- Historic Georgian terrace in the heart of Taunton
- · The Crescent is now in mixed use including residential
- For sale freehold with vacant possession
- The building ha been considerably extended at the rear
- Small rear courtyard accessible from the addition
- Lower ground floor with street access
- Most recently in office use
- In all some 3.100 sq ft
- NOTE There is no rear vehicle or pedestrian access

#### THE PROPERTY

The property comprises a Listed Grade 11\* 4 storey mid terrace building. It has been considerably extended at the rear by way of a 2 storey addition at lower/ground levels.

#### **GUIDE PRICE**

£350,000







### 16 THE CRESCENT, TAUNTON, SOMERSET, TA1 4EB

**EPC** 

**Under Review** 

**RATES** 

**VOA Listing** 

VAT

The property has not been elected for VAT

LISTED BUILDING ENTRY

**Historic England** 

CONTACT

For further information please contact Chesters Harcourt:

David Foot MRICS

david.foot@chestersharcourt.com

07825 525055

# FLOOR AREAS (Approximate net internal)

Area	Sq m	Sq Ft
Lower Ground	101	1,087
Ground	100	1,076
First	43	463
Second	<u>44</u>	<u>474</u>
TOTAL	288 sq m	3,100 sq ft
Courtyard	29 sq m	312 sq ft





chestersharcourt.com

Tel: 01935 415454

mail: info@chestersharcourt.com

Chesters Harcourt Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Chesters Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Chesters Commercial Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property, iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.