



Office Premises with Permission for Residential Conversion

Pearl House

Church Street, Bridgwater, TA6 5AT

Office

FOR SALE

5,722 sq ft

(531.59 sq m)

Pearl House, Church Street, Bridgwater, TA6 5AT

Summary

Available Size	5,722 sq ft
Price	Offers in excess of £400,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Location

Pearl House is situated in a quiet cul-de-sac, just off Church Street within the centre of Bridgwater. The rear of the property overlooks Bridgwater Retail Park which has recently undergone redevelopment and is home to various occupiers including Sainsburys, McDonalds, Argos, Currys, and Next, Lidl, Costa, Card Factor and many more.

The Town centre and railway station are within walking distance which is of benefit given the residential scheme which has been approved.

Description

The property comprises offices on ground, first and second floor with WC facilities on each floor.

The property is available for sale Freehold, with the benefit of Planning Permission for the development of 8 No. Residential Dwellings.

For further information relating to the Application for Prior Approval for the proposed Change of Use from B1a to C3 (Application No. 08/19/00220) this can be found via the Sedgemoor District Council Planning Portal.

Accommodation

Existing office accommodation is split over three floors with a range of open plan space and boardroom/meeting room set up. Each floor benefits from separate kitchenette and WC facilities.

Externally, the building has brick elevations; beneath a pitched tiled roof with aluminium powder coated double glazed windows and doors.

The property benefits from 19 No. allocated car parking spaces to the front of the building. The entrance reception area offers a large and well lit entrance to the building with a staircase leading to the upper floors as well as a lift, although this is not in working condition at present. Generally, the offices benefit from carpet tile flooring, plastered and emulsion painted walls, suspended ceilings with fluorescent lighting and own kitchenette.

Planning

The prospective purchaser should make their own enquiries of the Planning Authority regarding their proposed use.



Viewing & Further Information

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