



Please note, the three ground floor retail units ('Express Shoe Repairs', 'Runway' and Minskys') are not included. The upper parts are part freehold and part long leasehold.

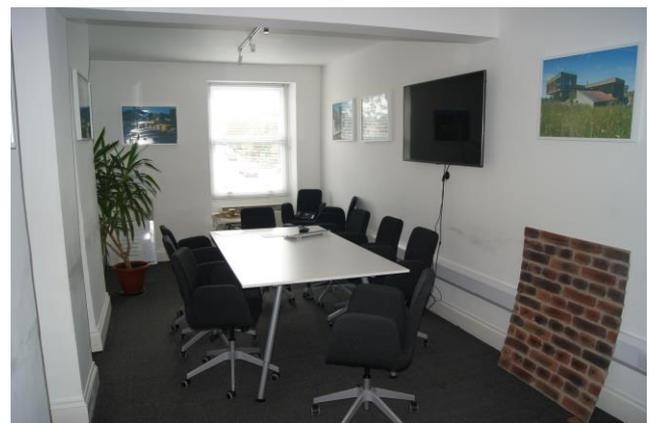
To Let or For Sale

Upper Floors at
2 Farm Road
Street, BA16 0BJ

2,176 Sq Ft
(202.15 Sq M)

Key features

- First and Second Floor Office Accommodation
- Central Location
- Rare Freehold/Long Leasehold Opportunity
- Investment Opportunity
- Residential Redevelopment Potential (Permitted Development)
- Immediate Availability



LOCATION

Street, although still technically a village, has a population of circa 11,000 and is home to Clarks Village which attracts over 4 million visitors each year. Major employers include C&J Clark Ltd (Clarks Shoes), Millfield School and Cosyfeet.

DESCRIPTION

Self-contained first and second floor office accommodation with independent ground floor entrance on Farm Road in Street and fire escape (only) at rear.

Suitable for office-related purposes or redevelopment into residential

ACCOMMODATION

Accommodation currently divided to provide a reception, various office suites and WC facilities on the first floor, with further offices, a kitchen and WC facilities on the second.

The property does not benefit from exclusive rights to any external space.

The property has been measured in accordance with the International Property Measuring Standards:-

FLOOR	SIZE (sq ft)	SIZE (sq m)
Ground - Limited Use Area	12 Sq Ft	1.11 Sq M
First - Useable Area	985 Sq Ft	91.51 Sq M
First - Limited Use Area	259 Sq Ft	24.06 Sq M
Second - Useable Area	781 Sq Ft	72.55 Sq M
Second - Limited Use Area	138 Sq Ft	12.82 Sq M
Floor area per IPMS 3	2,176 Sq Ft	202.15 Sq M

For those who are interested in the residential redevelopment potential, the approximate areas in accordance with IPMS 2 is 2,609 Sq Ft (242 Sq M).

FIXTURES & FITTINGS

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

PLANNING

We understand the property currently has existing consent for B1(a) office type uses and on 30th July 2017 Mendip District Council determined that prior approval was NOT required for conversion to residential use (2017/1865/PAO)

TENURE

Part Ground and First Floor Freehold
Second Floor Long Leasehold* (999 years from 27/10/1978) £1 per annum with covenant "...not to be occupied as a solicitor's office..."

ASKING TERMS

Available to let on a new FRI lease at a commencing rental of £18,500 per annum, or for sale seeking offers in excess of £240,000

LEGAL COSTS

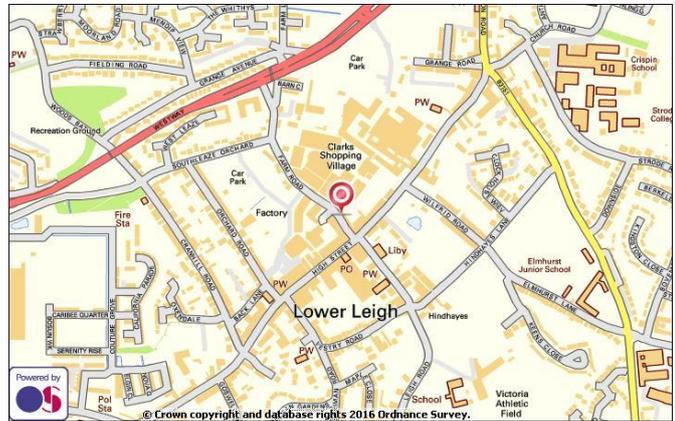
Each Party to bear their own legal costs

VALUE ADDED TAX

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise. We understand exemption from VAT has not been waived and will therefore not be applicable to the sale price.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating for this property is 121 (Grade E)



Viewing Arrangements:

Strictly by appointment with the Sole Agents
RMW Knight:
Tel 01749 676023
or wells@rmwknight.com

RMW Knight is a trading name of RMW Surveyors LLP (Hereafter RMWK).

Please note that these particulars are for guidance purposes only and nothing in these particulars constitute all or part of any contract, and no contract will exist or be deemed to exist until formal documentation has been completed by both parties.

All descriptions, statements, dimensions, references to availability, condition, and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and prospective purchasers/lessees must satisfy themselves as to the accuracy of the details given to them either verbally, or within this or any other document provided and neither the owners, nor their agents shall be liable for any inaccuracies. No person employed by RMWK has any authority to make or give any representation or warranty whatsoever in relation to this property. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available in hard copy or in any other media without the website owner's express prior written consent.