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Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk

Refurbished Period Office Building with Residential Development Potential

FOR SALE

24 Angel Crescent, Bridgwater, Somerset TA6 3EW

£175,000

AVLP The Association of Valuers of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720
Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963

RICS Regulated by RICS

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LOCATION

A38, A39, M5 (Junctions 23 & 24)

0.8 miles west of Bridgwater Railway Station

25 miles south-west of Bristol Airport

11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol

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DESCRIPTION

A refurbished Grade II Listed period office building situated in the attractive Victorian terrace known as Angel Crescent now available for sale, offering a fantastic opportunity to acquire a office building in the centre of Bridgwater with potential to convert the upper floors for residential use, if of interest, subject to a resubmission of a previously granted planning application. The property previously underwent significant refurbishment to modernise the internal finishings.

Angel Crescent offers a diverse mix of established businesses and residential accommodation with convenient access to Angel Place Shopping Centre and its car park, the High Street, and the new cinema, bowling alley and restaurant complex at Northgate. The area has also benefitted from recent public realm enhancements delivered as part of the Celebration Mile project.

ACCOMMODATION

The building is 93m² (1,000ft²) in total, split as follows:

Ground Floor

Front Office inc. Entrance Porch (182.92ft²)

Back Office (118.36ft²)

Plus WC and corridor leading to rear door

First Floor

Front Office (182.92ft²)

Back Office (182.92ft²)

Plus Storage Cupboard

Second Floor

Front Office (182.92ft²)

Rear Office (43.04t²)

Plus WC and Kitchenette areas

The property benefits from rear access from Castle Moat and 2 No. car parking spaces.

SERVICES

Mains electricity, water and drainage are connected to the property.

Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any Purchaser must satisfy themselves independently as to the state and condition of such items.)

EPC

The Energy Performance rating is E121. A copy can be made available on request.

RATES

The current rateable value for the property is £11,750 based on the April 2026 assessment.

SERVICE CHARGE

The property is situated within Angel Crescent and the occupier is therefore obligated to contribute towards the maintenance of the external and communal areas of Angel Crescent, managed by Angel Crescent Management Ltd. The current charge is £240 per quarter - subject to review annually.

TENURE

The property is offered For Sale Freehold.

The property is also available to let, further information is available on request.

PRICE

Seeking a sale price of £175,000.

VAT

VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their respective legal costs.

ANTI MONEY LAUNDERING

A prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

INVESTMENT

The property is currently occupied by CaringHearts Support Services Ltd, paying a rent of £14,000 per annum but are due to vacate as of 31st August 2026 due to business relocation.

PLANNING

Planning and Listed Building Consent was previously secured for the conversion of the first and second floors to create a residential apartment with the ground floor to remain as commercial use under applications 08/22/00067 and 08/22/00036 back in 2022. Further details and plans can be found via the Somerset Planning website or electronically via the Agents.

Permission has now lapsed but could be reinstated by way of a new submission.

The prospective Purchaser should make their own enquires to the Planning department regarding their proposals and intended use.

ASBESTOS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

IMPORTANT NOTICE

There particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

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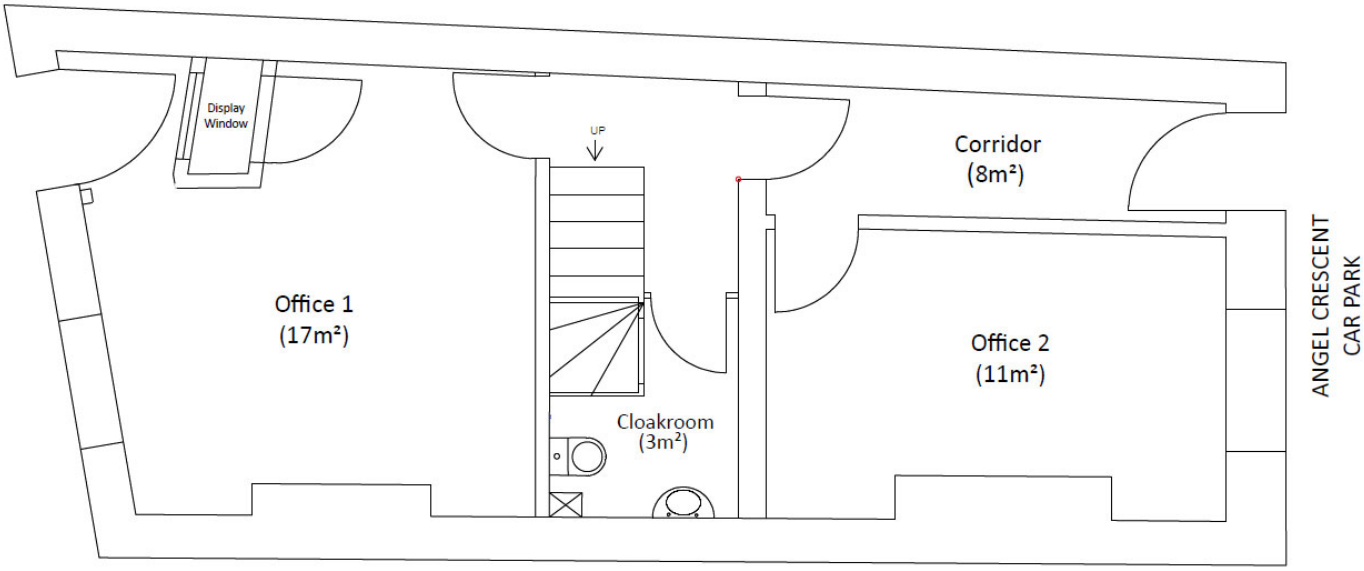
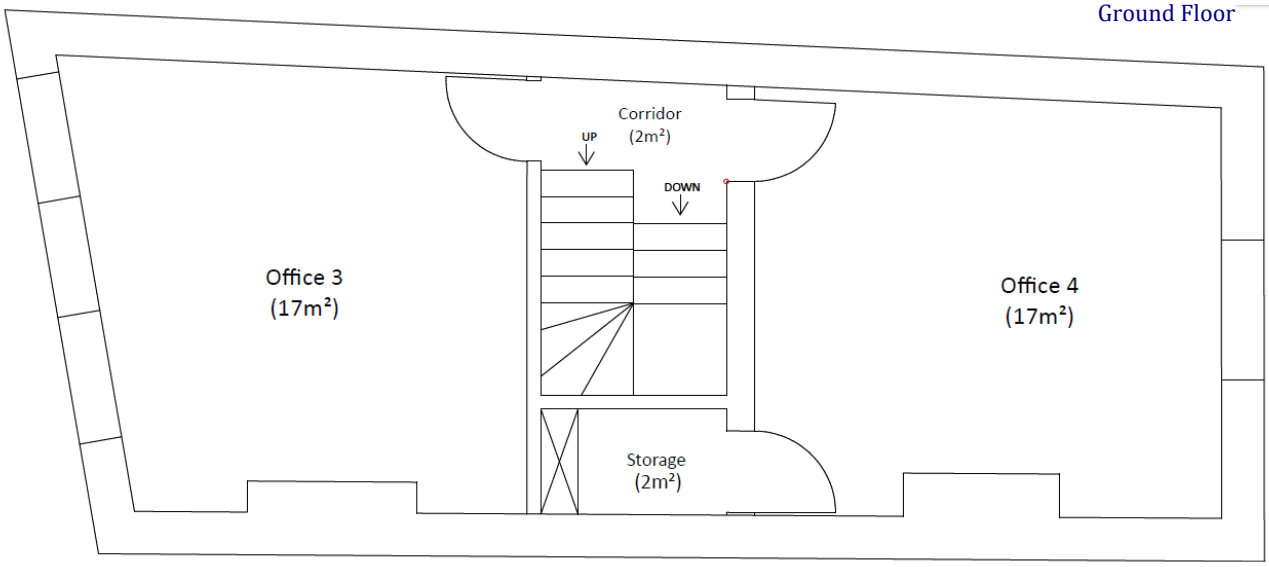
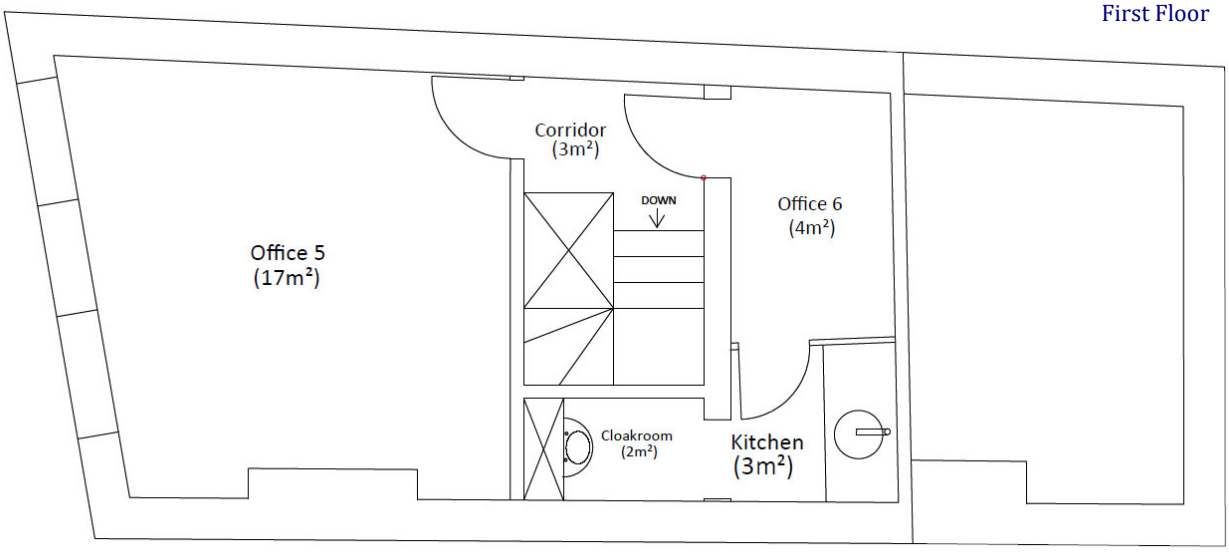


Ground Floor



First Floor



Second Floor