



Offices at The Borough, Cheddar Road, Wedmore, BS28 4EH
Office building with scope for residential STPP For Sale - £300,000

COOPER
AND
TANNER

Offices at The Borough

Cheddar Road

Wedmore

BS28 4EH

Freehold £300,000

Description

An attractive and prominent office building, in need of renovation, offering well-proportioned accommodation arranged over two storeys plus attic room arranged as follows.

Entrance Hallway leading from The Borough / Cheddar Road. There are three offices leading off the hallway together with kitchen and WC and a former strong room. There are a further six rooms on the first floor used for office or storage purposes. In addition, there is a substantial attic space, accessible via a fixed staircase, providing further storage.

Externally, is a small courtyard garden to the rear accessed via the kitchen. There is no designated parking with the property.

Last occupied by a local firm of solicitors the property is now available with vacant possession. Excellent, investment, owner occupier or redevelopment opportunity.

It is a period building that would benefit sympathetic restoration. It benefits an attractive façade; the left handside being traditional retail frontage with remaining timber arch top sash windows. Natural stone elevations with dressed stone quoins and windows surrounds under pitched tile roof.

Business Rates

Rateable Value - £13,500. Area 157.8sqm.

VAT

We understand the property remains exempt from VAT and therefore VAT is NOT payable on the price.

Services and Fixtures & Fittings

We understand that mains electricity, water and drainage are connected. 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. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

Tenure

Freehold. Vacant possession upon completion.

Planning

Last occupied as a solicitor's offices. The property offers scope for a variety of E Class or potential scope for change of use to residential, subject to any necessary consents. The property is not listed but is within the Conservation Area (based on map search). Prospective occupiers should rely on their own enquiries with the Local Planning Authority.

Energy Performance Certificates

D-95. Full copy on request.

Location [W3W///knees.symphonic.reclining](https://www.kneesymphonicreclining.com)

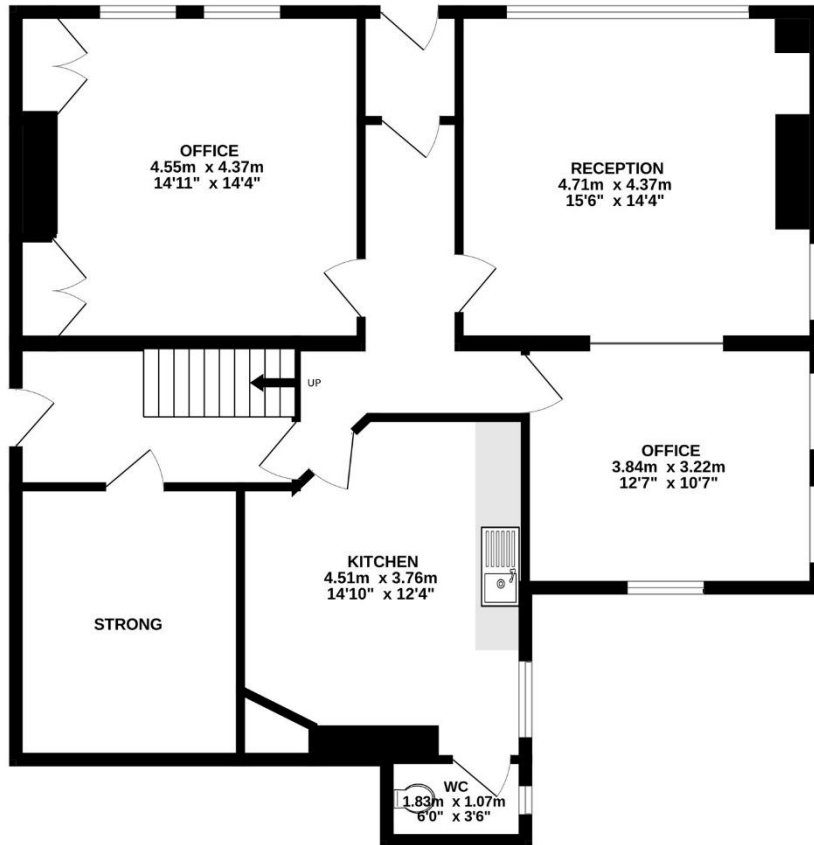
The property is situated on Cheddar Road, occupying a prominent pitch towards the eastern end of Wedmore High Street. This is a well-established location within the village, benefiting from on-street parking along the High Street and close proximity to a free car park. Wedmore has a good mix of commercial occupiers including range of every amenities including village store, Hectors Farm Shop, Wedmore Pharmacy, Swan Inn, takeaway, retail offering at The Borough Yard and Borough Mall as well as number of professionals such as Cooper and Tanner, b2 architects, John Hodge solicitors.

Viewings

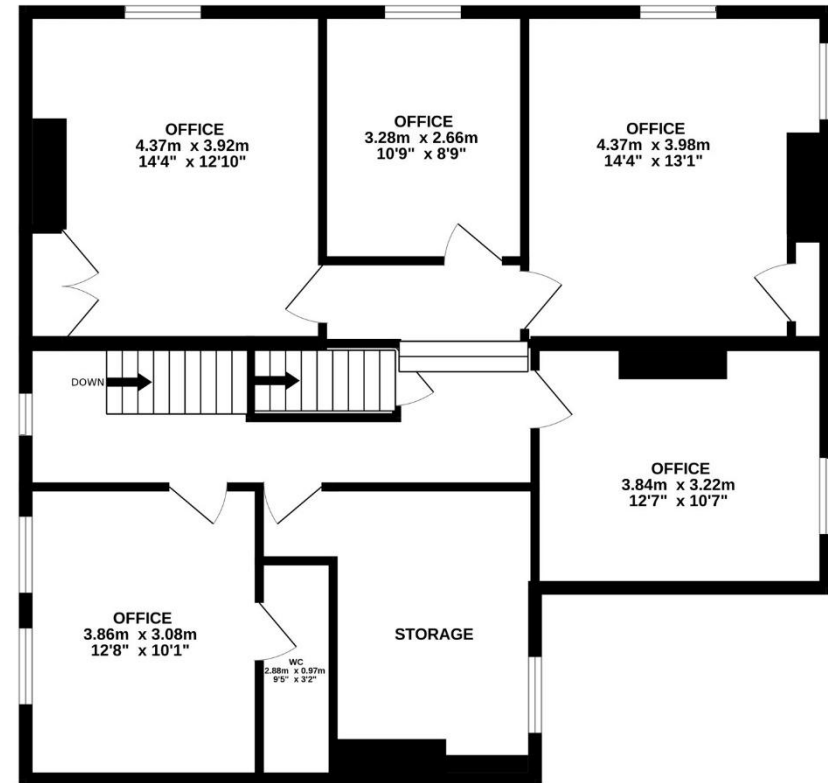
By prior appointment commercial department – 01761 411010 Opt. 2



GROUND FLOOR
95.0 sq.m. (1022 sq.ft.) approx.



1ST FLOOR
94.3 sq.m. (1015 sq.ft.) approx.

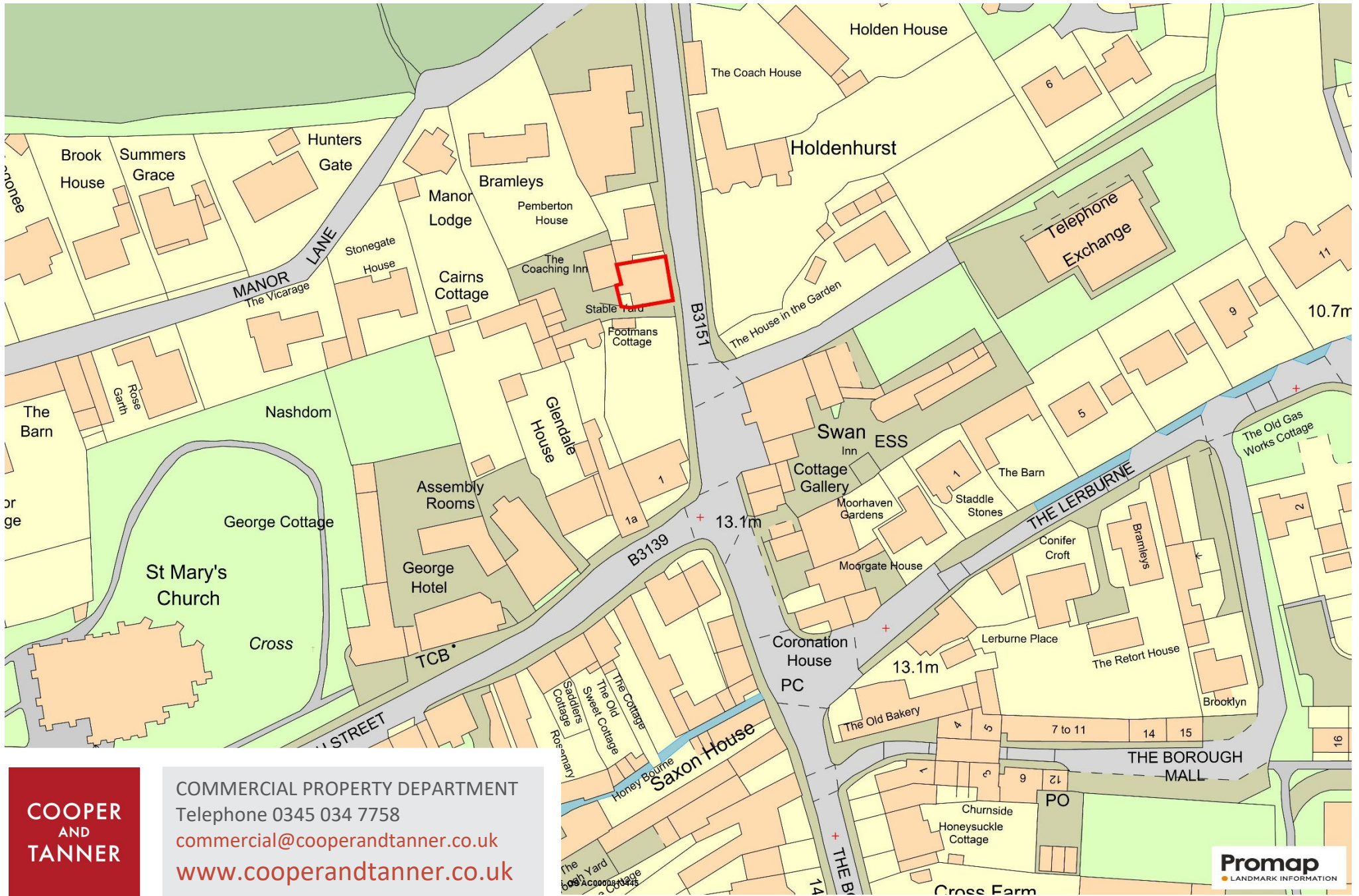


Indicative Layout Plan

Attic not shown

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.





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