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PROPERTY CONSULTANTS

**OFFICE INVESTMENT FOR SALE**

# Law Chambers

21 & 21a Holyrood Street, Chard, Somerset, TA20 2AJ

Period office building in a town centre location let to a regional firm of solicitors

4,031 sq ft (374.53 sq m) approximate Net Internal Area



# Location

The property is situated in Holyrood Street the town centre of Chard, close to the junction with Fore Street, with nearby facilities including numerous retail outlets, leisure centre with gym, swimming pool and a Sainsburys supermarket.

The town is located on the A30, linking to the A303 at neighboring Ilminster (6 miles) and has a population of around 14,000.

A Council led initiative, Chard Regeneration, focuses on regenerating the Boden Mill site in the centre of the town with a new leisure centre and swimming pool completed in 2021, alongside a blend of housing and commercial developments. In addition to this, the scheme proposes a number of other measures to boost business in the town, support events, revitalise the market and consider the economic case for reopening the Chard Junction railway station. The town was recently highlighted by a Tripadvisor survey to be in the 10 ten domestic destination in Q3 2023.



**A303**



**6 miles**

**Railway station**



**6 miles**

**Taunton**



**14 miles**

**Yeovil**



**20 miles**

# Accommodation

## Description

The property comprises two adjoining and interconnecting buildings fronting onto Holyrood Street.

Internally, the accommodation provides compartmental offices and meeting rooms over two floors, together with WCs. Kitchen and archive storage.

To the rear of the property is a garage building, external garden and yard area with rear access.

The building offers scope for change of use/redevelopment, subject to the current occupational leases and appropriate statutory consents.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
<b>21 Holyrood Street</b>		
Ground floor	1,013	94.12
First floor	514	47.76
<b>21a Holyrood Street</b>		
Ground floor	1,502	139.57
First floor	1,002	93.09
<b>TOTAL</b>	<b>4,031</b>	<b>374.53</b>

### Offices



### Investment



### Number of floors

**2**

### Kitchen



### WC facilities



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Somerset Council.

The property is Grade II Listed.

## Business Rates

Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

Rateable Value April 2023/2023: £25,500

## Energy Performance Certificate

The property has an EPC rating of D (93).

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## Terms

The property is available on a freehold basis, subject to the current leases as set out below:

### Part 21 Holyrood Street

The building was let for 15 years from January 2001 at a rent of £8,000 per annum with 3 yearly upwards only rent reviews. The lease is on full repairing terms, subject to a schedule of condition.

### Part 21 and 21a Holyrood Street

The building was let for 15 years from March 1997, with the current passing rent at £14,400 per annum with 3 yearly upwards only rent reviews. The lease is on full repairing terms.

There have been discussions with the current occupier WBW Solicitors LLP regarding renewal of both leases, however terms are yet to be agreed by both parties.

The garage with yard to the rear of the property is let to a private individual on a lease from March 1997 at a rent of £1 per annum. We understand that the tenant has security of tenure under the Landlord & Tenant Act 1954.

## Covenant

WBW Solicitors LLP are rated 79 (very low risk) on Creditsafe, with a turnover of £12,392,639 and net worth of £4,071,304 (April 2022).

## Purchase Price

The property has an asking price of £250,000.

## Legal Costs

Each party is to be responsible for their own legal costs.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

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7 Bridge Street  
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[www.alderking.com](http://www.alderking.com)

**AK Ref:** AM

**Date:** September 2023

**Subject to Contract**



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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



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