



## 9 York Buildings

Bridgwater, TA6 3BS

### Former Bank Premises

**8,279 sq ft**

(769.14 sq m)

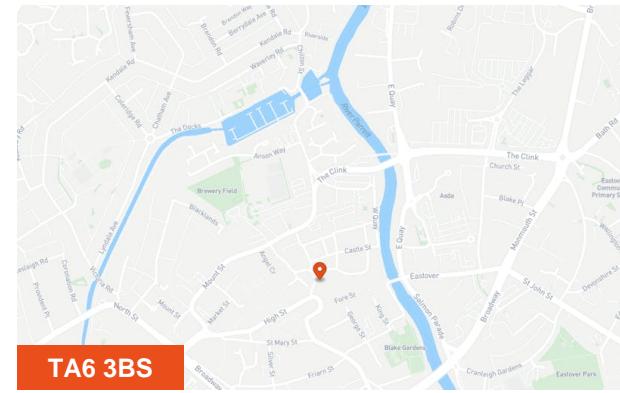
- Grade II Listed
- Development potential subject to planning
- Car park to the rear
- Freehold

## Summary

Available Size	8,279 sq ft
Price	Offers in the region of £395,000
Rates Payable	£41,347.50 per annum
Rateable Value	£74,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Location

Bridgwater is a market town located in Somerset, situated along the M5 motorway between Bristol (approximately 36 miles to the north) and Exeter (around 40 miles to the south). Bridgwater has seen significant growth in recent years, driven by investment in infrastructure and employment, notably the nearby Hinkley Point C nuclear power station development. The property is situated in a central location within Bridgwater in the main shopping area. Cornhill acts as the main throughfare through the town with a host of national and independent occupiers nearby including Specsavers, Greggs, KFC and New Look. The property is set back slightly from the road but still benefits from prominence in a corner location directly opposite Prezzo restaurant.



## Description

The property is a substantial Grade II listed building arranged over basement, ground, first and second floors. The property is configured as a main banking hall with offices and stores to the rear. The first floor provides further offices/business centre and staff room, WCs and a boardroom. The second floor is vacant office rooms and a plant room and the basement provides storage space and a strong room. There is a vacant, self-contained retail unit to the side/rear which was previously a small cafe and subsequently a hair salon. Externally, there is a surfaced car park to the rear for approximately 7 cars.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	2,149	199.65	Available
Ground - Ancillary	1,358	126.16	Available
1st - Ancillary	1,221	113.43	Available
2nd - Ancillary	1,223	113.62	Available
Basement - Ancillary	2,328	216.28	Available
<b>Total</b>	<b>8,279</b>	<b>769.14</b>	



## Viewing & Further Information

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## Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.

