



## Town Council Chamber & Offices

**FOR SALE**

**Council Chamber, Swain Street, Watchet, Somerset, TA23 0AB**

- Attractive town centre property.
- Suitable for a variety of uses.
- Gross internal area of 600 sq ft including main hall/meeting room, separate office and kitchen.

**Freehold. Guide Price: £65,000**

## Location

The premises are located on the western side of Swain Street at its southern end close to its junction with The Cross. Swain Street is Watchet's principal shopping street within the town centre and is a short walk from parking facilities and the harbour.

The ancient harbour town of Watchet boasts a colourful maritime history dating back over 1,000 years. Located between Exmoor National Park and the Quantock Hills, it is approximately half an hour's drive from the county town of Taunton and the M5 motorway. Local amenities include a school, post office, convenience stores and a number of antique, gift and art shops as well as pubs, hotels, two museums and a doctors' surgery.

The West Somerset Coastline and Marina are attractions as is the West Somerset Railway.



## Description

This attractive building is set back from the street and has an interesting local history. Being Listed Grade II and believed to have been substantially reformed from a previous property on the site in 1902, we understand it has been owned by Watchet Urban District Council and Watchet Town Council since then.

Originally two-storey but now formed over ground floor only, the building comprises two principal areas; the front section having an entrance lobby, a further lobby beyond and a good-sized hall/meeting room, behind which is an extension to the rear providing an office, a kitchen and a WC.

## Floor Areas

We calculate the floor areas to be as follows:-

Main Hall/Meeting Room	26.10 m <sup>2</sup>	280 sq ft
Office	14.13 m <sup>2</sup>	152 sq ft
Kitchen	<u>4.64 m<sup>2</sup></u>	<u>50 sq ft</u>
Total	44.87 m <sup>2</sup>	482 sq ft

Our calculated gross internal area is 600 sq ft.



Watchet Harbour



West Somerset Railway – Watchet Station

## Business Rates

The current Rateable Value applied to the premises is £2,350 pa and the proposed Rateable Value from 1<sup>st</sup> April 2017 is £2,850 pa.

Interested parties should make their own enquiries to ascertain the Rates Payable as a change in occupier may affect this. Small Business Rates Relief is available to a number of occupiers providing up to 100% relief when Rateable Values are £6,000 or less.

## Energy Performance Certificate

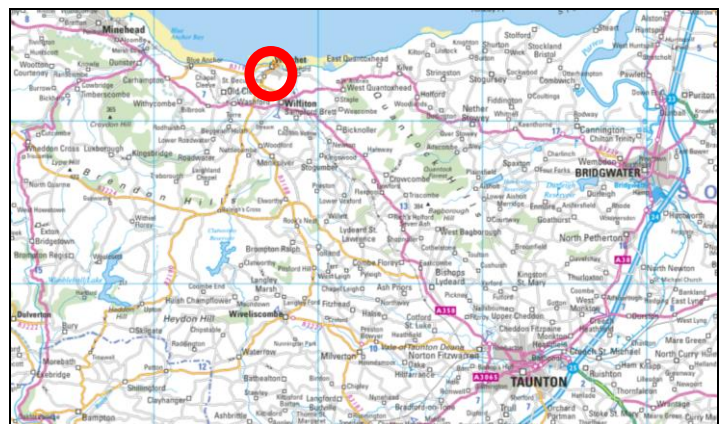
An EPC is not required as this property is Listed.

## Price

The property is available for sale freehold with vacant possession at a guide price of £65,000.

## VAT

We are advised that the property is not registered for VAT, therefore VAT will not be payable on the purchase price.



## Viewing

Strictly by prior appointment through sole agents:-



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