



# TO LET

## SUITES 1 AND 2, ST. JOHNS HOUSE, CASTLE STREET, TA1 4AY

**GIA OF 68.39 SQM (736 SQFT) — SUITE 1**

**GIA OF 68.39 SQM (736 SQFT) — SUITE 2**

- **Two ground floor self-contained office suites.**
- **Currently two separate suites which could be easily interconnected.**
- **Purpose built with AC/heating, alarm and phone-buzzer entry.**
- **Located in the town centre within walking distance of the main shopping street.**

### LOCATION

The office is located in the centre of Taunton, in a favoured position within walking distance of the town centre.

### CONTACT

Carter Jonas LLP

Quad 4000, Blackbrook Park Avenue,  
Taunton, Somerset, TA1 2PX

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**Stephen Richards**

Partner

01823 428 590 | 07968 216 596

[Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale



Suite 1



Suite 1



Suite 2



Suite 2



# SUITES 1 & 2 ST. JOHNS HOUSE TAUNTON

## DESCRIPTION

Ground floor, self-contained office suites with communal entrance lobby with WC facilities, suspended ceiling with lighting panels, air conditioning/heating unit and buzzer-entry system.

The offices are carpeted throughout. Currently they are two self-contained suites, but there could be the possibility of renting as one larger suite.

The accommodation within Suite 1 comprises a small entrance hall (1.27m x 1.26m) with built-in cupboard, office 1 (8.25m x 8.46m) with kitchenette, office 2 (3.47m x 3.03m) and office 3 (3.04m x 2.39m).

The accommodation within Suite 2 comprises a small entrance hall (1.27m x 1.26m) with built-in cupboard, office 1 (8.47m x 8.27), office 2 (2.78m x 2.27m), office 3 (3.44m x 2.68m) and kitchen (4.33m x 2.37m).

## ACCOMMODATION

All measurements approximate.

Suite 1	Sqm	Sq Ft
Hall	1.60	17.22
Office 1	69.80	751.32
Office 2	10.51	113.12
Office 3	7.27	78.25
GIA	68.39	736

Suite 2	Sqm	Sq Ft
Hall	1.60	17.22
Office 1	70.05	754
Office 2	6.31	67.92
Office 3	9.22	99.24
Kitchen	10.26	110.44
GIA	68.39	736

## TERMS

New lease on flexible terms to be agreed at a quoting rent of £6,950 per annum plus VAT per suite.

## SERVICE CHARGE

A service charge equating to 75p per sqft is payable in addition to cover the cost of cleaning, maintaining and repairing the Common Parts.

## BUSINESS RATES

According to the valuation office website, the premises are assessed as follows: Suite 1: Rateable value of £11,000 from 1 April 2026. Suite 2: Rateable value of £11,000 from 1 April 2026. For verification purposes, interested parties are advised to make their own enquiries.

## EPC

EPC rated B.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

Strictly via the sole agents, Carter Jonas:

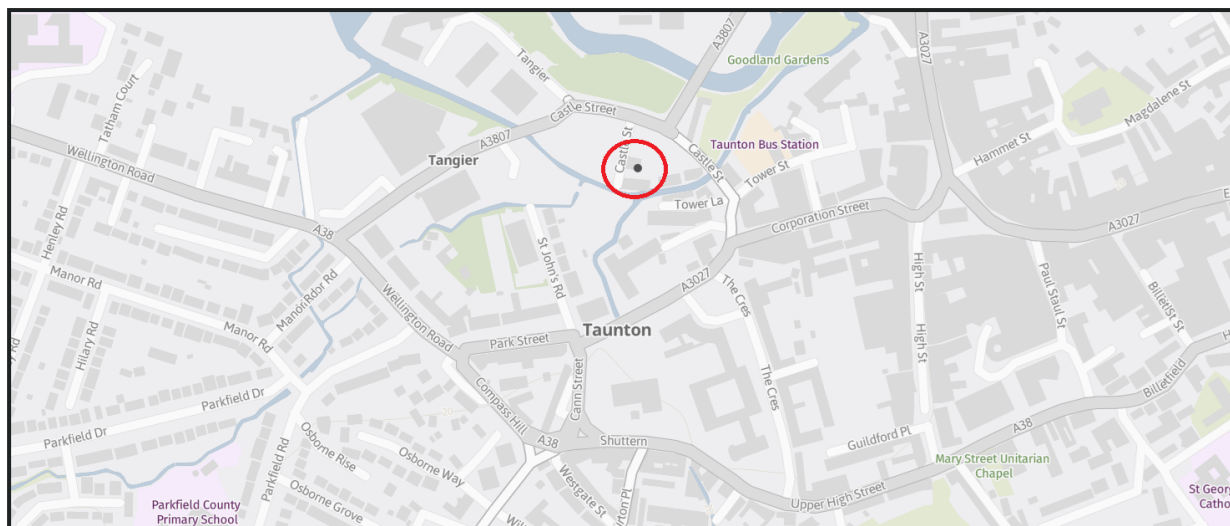
Stephen Richards

T: 01823 428 590 M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

## DECLARATION

The vendor of this property is a 'connected person' as defined by the Estate Agents Act 1979 .



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**SUBJECT TO CONTRACT**

**Carter  
Jonas**