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Commercial

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STAGS



Orchard Lodge, Dene Road

Cotford St Luke, Taunton TA4 1DE

For Sale/To let - Non-residential care premises with potential for alternative uses (subject to planning).

• Non-residential care premises • 965.9 Sq.m • (10,397 Sq.ft) • Freehold in excess of £1,000,000 •

£70,000 Per annum

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SITUATION

The property is situated within the attractive village of Cotford St Luke. The village has a population of approximately 6,000 and has the benefit of a range of local services including a primary school, pub, shops and medical centre. The regional centre of Taunton is 5 miles to the east which provides access to junction 25 of the M5 motorway and the national road network beyond. There is a mainline railway station at Taunton and the nearest airport is at Exeter approximately 34 miles to the south.

DESCRIPTION

The property comprises a substantial detached building of stone elevations under a pitched slate tiled roof. The property has previously operated as an NHS hospital unit for children with emotional and behavioural difficulties and is registered for 12 residents in 11 rooms.

Internally the accommodation is arranged over 3 floors to include 11 accommodation rooms within a secure ground floor extension, kitchen, dining room, staff and residents w.c.'s together with bathrooms, showers, offices and rest areas. At first floor the accommodation is arranged as meeting rooms, offices, a staff en-suite flat with additional bathroom/w.c. and kitchen area. At second floor the accommodation comprises offices, a purpose built observation room, further meeting rooms and a store. Access to the upper floors is via 2 separate stairwells. There is a gas fired central heating boiler with panelled radiators to each of the rooms and the specification is a mix of carpeting and lino floor coverings with wall mounted data and phone points and a mix of category 2 strip and bulb lighting. In addition there is a basement storage area.

Externally there are 10 car spaces with access to the site via a tarmac drive. The property is set within 0.73 Hectares (1.8 acres) of mature landscaped grounds.

ACCOMMODATION

All floor areas are approximate gross internal areas measured in accordance with the RICS Code of Measuring Practice.

Ground Floor - 655.4 Sq.m (7,055 Sq.ft)
First Floor - 175.1 Sq.m (1,885 Sq.ft)
Second Floor - 135.4 Sq.m (1,457 Sq.ft)

Total - 965.9 Sq.m (10,397 Sq.ft)

PLANNING

Until recently the property was classified as a residential institution under Use Class C2, however a recent change of use has been granted to Use Class D1, non-residential institution. The Local Planning Authority have advised that the property may also be suitable for a range of other uses to include A2 financial & professional services and B1 business use. Interested parties should make their

own enquiries of the Local Planning Authority, Taunton Deane Borough Council, telephone 01823 356356.

RATES

The Valuation Office website lists the Rateable Value as £11,250.

SERVICES

Mains water, electricity, gas and drainage are connected. We have not tested any of the services and interested parties should make their own enquiries of the relevant statutory undertakers.

TENURE

The property is offered for sale on a freehold basis or alternatively on a new occupational lease on full repairing and insuring terms.

RENT

£70,000 Per annum exclusive of all other outgoings. A small premium may also be required.

PRICE

The freehold of the property may also be available. Offers are invited in excess of £1,000,000.

VAT

VAT will not be applicable.

ENERGY PERFORMANCE CERTIFICATE

A Energy Performance Certificate is available for inspection upon request.

VIEWING

The property is made available on a confidential basis and under no circumstances should any direct contact or approach be made to the unit. To arrange a viewing, please contact the joint sole agents -

Stags, 21 Southernhay West, Exeter, EX1 1PR.
Telephone 01392 680058. Email:
commercial@stags.co.uk

or

Messrs Bishops, 6 Oakhurst, Grayshott, Hampshire.
GU26 6JW. Telephone: 0845 370 0670 Paul
Salmon

REFERENCE

40057

CONNECTED PERSONS

Please note under the Estate Agents Act 1979 we hereby give notice that the owner of this property is a Partner of Stags. Further information may be obtained from Simon Cooper of the Exeter office.

More energy efficient

A+



Net zero CO₂ emissions

◀ 85 This is how energy efficient the building is.

Less energy efficient



