

gth



Mixed Use Building with Development Potential (STP)

The Strand Café, Warren Road, Minehead, Somerset, TA24 5BG

Key Facts

- Prominent sea front location within a popular tourist seaside town.
- The ground floor and basement areas benefit from Class E Use. The first and second floors have consent for one large maisonette but could be split to create multiple flats (STP).
- A separate block of four garages with garden is included within the sale.
- Freehold Guide Price: £750,000

Location

The property is situated in a prominent position on Warren Road, along the sea front of this popular seaside resort. Warren Road forms the main link from Butlin's holiday camp and the town centre housing a number of other retail and leisure premises' benefitting from good pedestrian flows.

The coastal town of Minehead is on the edge of Exmoor National Park and is a popular tourist destination famous for its Butlin's holiday resort and the West Somerset Railway.

Junction 25 of the M5 motorway is accessible at Taunton some 30 miles to the southeast via the A358.

Description

A substantial end of terrace building spread over four floors to include basement. The property consists of a large basement store which is accessed internally and externally to the rear. The ground floor is currently laid out as a café and former gift shop with frontage and access directly onto Warren Road. These areas consist of a various sales areas, kitchen, wash room and WC block.

The first and second floors are currently classified as one large maisonette with separate access via a side door in the western elevation or internally from the commercial areas. These levels have been customised to suit the current occupiers needs but have the potential for conversion into multiple flats subject to planning consent being granted.

A separate block of four interconnected garages with garden are located a short walk away from the main building and are included within this sale.





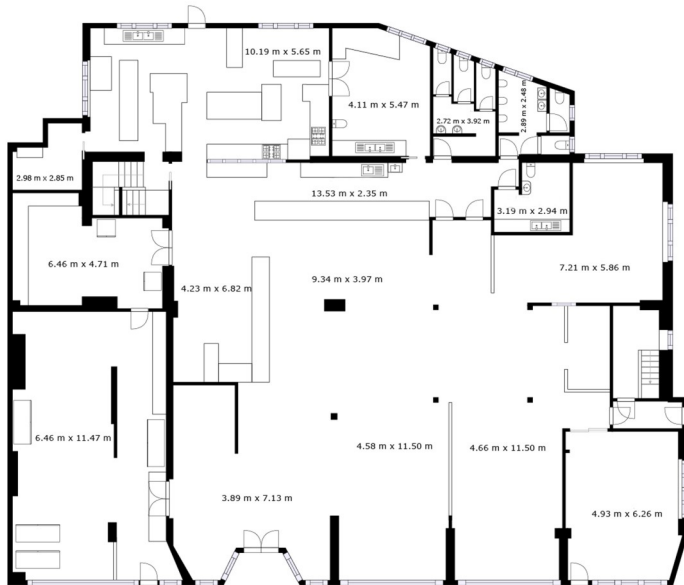
GROSS INTERNAL AREA
 BASEMENT: 610 m², GROUND FLOOR: 599 m²
 FIRST FLOOR: 287 m², SECOND FLOOR: 280 m²
 REDUCED HEADROOM BELOW
 2.32 M: 24 sq. ft TOTAL: 1,776 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

BASEMENT



GROSS INTERNAL AREA
 BASEMENT: 610 m², GROUND FLOOR: 599 m²
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 REDUCED HEADROOM BELOW
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FIRST FLOOR



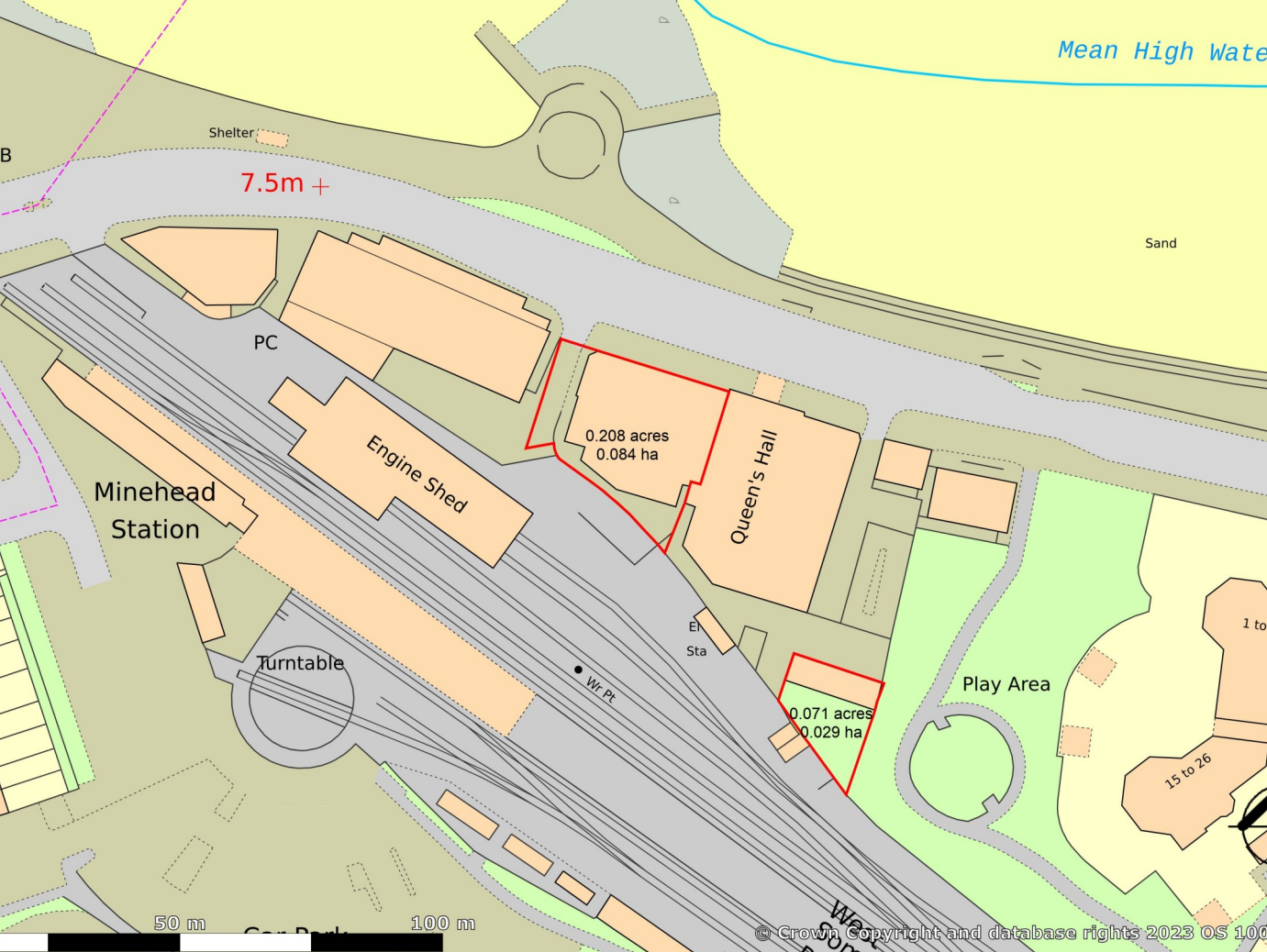
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GROUND FLOOR



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SECOND FLOOR



Utilities

The building is connected to mains electricity (3 phase), gas, drainage and water. There is no separate utilities supply incoming for the residential maisonette.

Rates and Council Tax

The ground floor and basement areas have a rateable value of £43,750. The separate block of four garages have a rateable value of £7,200. The maisonette is within Council Tax Band 'E'.

Energy Performance Certificate

The commercial areas have an assessment rating of C (66) with the residential areas E(46).

Terms

The property is available freehold with vacant possession at a guide price of £750,000.

VAT

We are advised that the property is not registered for VAT.



Viewing

Strictly by appointment by sole agents:

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