



gth

Under the Rainbow

MORTON-HOR
Local & Long Distance
01643 7080

Shop with Class E Use

FOR SALE

**7 Friday Street, Minehead,
Somerset, TA24 5UB**

- Located close to the main retail district within the town centre.
- Ground floor lock-up shop suitable for various uses available under Class E Use.
- Good investment with possible income of £8,000 per annum.
- Benefits from good display windows onto Friday Street.
- Total area of 534 sq ft to include kitchenette.

Share of Freehold: Offers in the Region of £75,000

Location

The shop is located close to the main shopping area within Minehead's town centre and is on one of the main thoroughfares in and out of the town centre.

Minehead is home to the West Somerset Steam Railway which is a popular tourist attraction within West Somerset and is an ideal base to explore Exmoor National Park, an Area of Outstanding Natural Beauty. The town is situated on the West Somerset coastline.

Minehead is known as the gateway to Exmoor and offers a full range of facilities including supermarkets.

The county town of Taunton is 25 miles away to the south east providing access onto Junction 25 of the M5 motorway with mainline rail services to London Paddington in under 2 hours.

Description

A ground floor lock-up shop comprising an open plan sales area with good display frontage onto Friday Street with kitchen and WC to the rear of the shop.

The shop boasts a 5.40m frontage onto Friday Street, mains electric, water and drainage. The shop is also suitable for a number of uses within Class E use.

Floor Areas

Net internal floor areas are as follows:-

Sales	47.86 sq m	516 sq ft
Kitchen	1.65 sq m	18 sq ft

Business Rates

The valuation office website shows the premises to have a current rateable value of £7,700.

Small Business Rates Relief of 100% is available to some occupiers where the rateable value is less than £12,000 pa.

Energy Performance Certificate

The property has a rating of D(83). A full copy of the EPC is available upon request.

Terms

The property is available for sale with a share of the freehold at offers in the region of £75,000.

VAT

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

Viewing

Strictly by appointment with sole agents:-

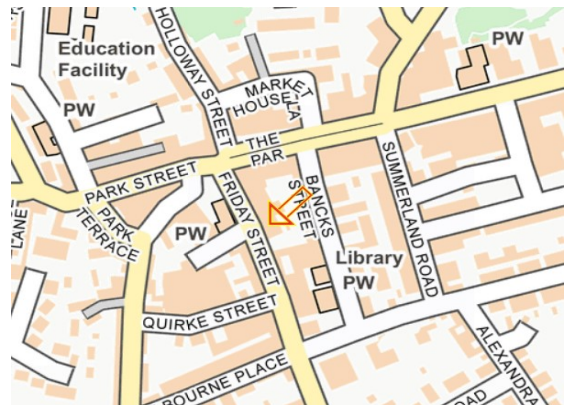
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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.