



Victoria Reading Rooms, Bancks Street, Minehead

Victoria Reading Rooms, Bancks Street, Minehead, Somerset, TA24 5DJ

- Centrally located building with period features.
- Formerly the British Legion Club with bars and function area.
- Building totalling an NIA of 4,044 sq ft.

Freehold Guide Price: £175,000

Location

The property is located on the western side of Bancks Street within Minehead's 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 and various independent retail businesses.

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 un under 2 hours.

Description

A handsome period attached former British Legion club spread over ground and first floors.

The property consists of two bar areas, two seating areas, a function area to the rear with WC block, first floor office and stores.

The building benefits from a heating and cooling system, suspended ceilings with inset lighting, a mains 3 phase



electrical supply, water and drainage.

Accommodation (Approximate N.I.A)

Ground Floor	257.18 sq m	2,768 sq ft
First Floor	118.5 sq m	1,276 sq ft
Total	375.68 sq m	4,044 sq ft

EPC

An EPC has been commissioned and will be available shortly.

Rateable Value

Having checked the valuation office's website, we

understand the property has a rateable value of £10,250 to include the extension to the side, which has been sold off so there will be a reduction in the rateable value once this has been re-assessed.

Tenure

Sale—The property is available freehold with vacant possession at a Guide Price of £175,000.

Currently the property is connected to the side extension which has been sold off. Works are to take place to make each property independent from one another.

VAT

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

gth

Greenslade
Taylor Hunt



Viewing

Strictly by appointment with Greenslade Taylor Hunt.
Joseph Hughes / Zack Dennington
9 Hammet Street
Taunton
Somerset
TA1 1RZ

Email: commercial.taunton@gth.net
Tel: 01823 334455

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.

