



Blenheim Road,
Minehead, TA24 5PY
Price: £175,000 Leasehold

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EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

A fantastic opportunity to acquire a three storey commercial property in the heart of Minehead's town centre. This prime location offers tremendous potential for conversion and presents a lucrative investment prospect.

Previously operating as a well-established dental practice, this property spans three floors and offers a huge amount of space for various uses.

The property had planning permission in place for Change of Use of first and second floors from Class D1 (Health Clinic) to Class C3 (Residential) with conversion of loft and external alterations to create 3 No. dwellings under Application No. 3/21/20/049. this permission expired in July 2023 but could possibly be renewed.

- Central Location
- Conversion potential
- Generous Room sizes
- Large Roof Terrace
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: TENURE : The property is Leasehold and is held under the terms of a Lease dated the 30th October 1981 granted for the term of 125 years subject to payment of an annual ground rent of £50.00 and a service charge currently £433.28 per annum.

From the former reception, a door opens to a large roof terrace which has steps down to the ground floor.

To the SECOND FLOOR there is a landing area with steps up to the ATTIC. On this second floor there are three rooms to the front, one to the rear and a fitted bathroom.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold by private treaty with vacant possession on completion.

Services: Mains electricity, water and drainage are connected.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: : [///relietrailers.co.uk](http://relietrailers.co.uk)

Council Tax Band: The property is currently rated for business rates

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared August 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.