



Wilkie May
& Tuckwood

High Street

Minehead, TA24 8PT

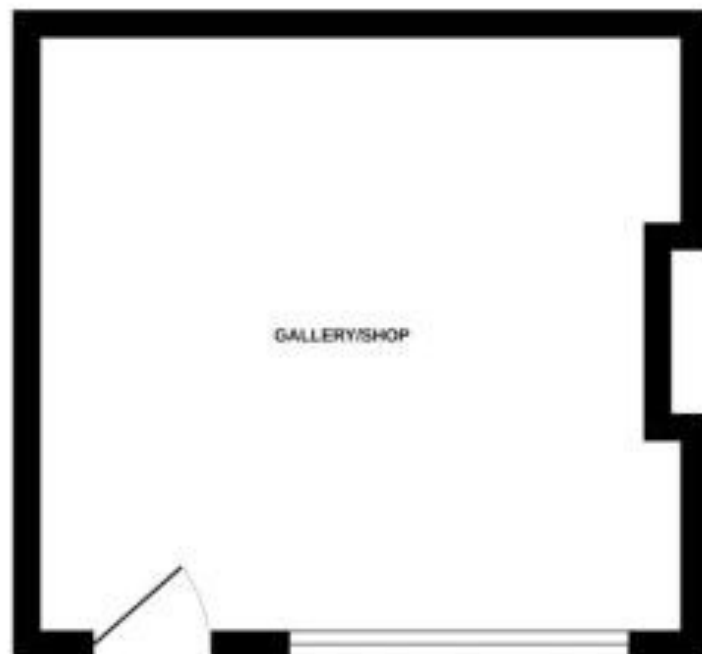
Price £35,000 Freehold

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EPC

Wilkie May
& Tuckwood

Floor Plan

GROUND FLOOR



WELDON WATTS HIGH STREET, PUNJAB.

While every attempt will be made to ensure the accuracy of the financial information, management of these accounts cannot and may not be able to give assurance and no responsibility is taken for any loss or damage in any manner. The user is to be held responsible for any loss or damage in any manner. The user is to be held responsible for any loss or damage in any manner. The user is to be held responsible for any loss or damage in any manner.

Description

Well-presented lock-up shop premises located in the centre of Porlock and offered for sale with NO ONWARD CHAIN.

- Central village location
- Power points and light
- Prime retail position
- Very good condition
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer these shop premises.

The property also owns the freehold of the whole building subject to the leases of two flats above and the shop alongside with the owners of the four premises paying 25% of the maintenance costs of the whole building.

Also included with the freehold is a yard at the back accessed through a passageway alongside Richard Little Family Butchers shop. The butcher together with the two flats and shop alongside Melody Art have a right of access over this passageway to gain access to the yard where there are storage sheds and an outside wc.

Measurements:

Retail area: 17 sq. meters (182.99 sq. feet)

Yard area: 88.79 sq. meters (955.81 sq. feet)



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion subject to leases of the flats above and the shop alongside.

Services: Mains electricity

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

Property Location: ~~///forced.inserting.flux~~

Rateable Value: £3,600

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: **Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk> **Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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 February 2025. 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.



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