



**LEISURE +  
COMMERCIAL**  
SELECTION

from **webbers**

[www.webbers.co.uk](http://www.webbers.co.uk)



**FIRST FLOOR FORMER HSBC PREMISES  
WELLINGTON SQUARE  
Minehead, TA24 5LH**



**£10,000 RENTAL PER ANNUM  
LEASEHOLD**

First floor suite of 9 offices set within a former banking hall, in total circa 1,475 sq ft, located in Minehead town centre. Would be suitable premises for a professional firm, gym, well-being centre, art gallery, classrooms etc subject to pp.



**Commercial Office:** 39/41 Boutport Street, Barnstaple, Devon, EX31 1SA **Email:** [commercial@webbers.co.uk](mailto:commercial@webbers.co.uk)

## Key Features

- Town centre office suite
- 9 First floor office rooms in total circa 1,475 sq ft
- Would suit as professional offices
- May also suit as a gym, well-being centre, art gallery or educational use subject to pp
- New lease available on FRI terms

## THE PROPERTY

Extensive first floor premises formally used as offices above the former HSBC Bank on the ground floor. The property is situated in a prominent town centre position. Minehead is a popular West Somerset holiday resort with a busy commercial centre and a host of local shops and services with a resident population of around 12,000.

As presently arranged, we are offering the first floor of the property which comprises of a large suite of 9 rooms in total circa 1,475 sq ft plus cloakrooms, approached from the side doorway on the ground floor off Park Street.

## TENURE

The first floor office suite is offered on the basis of new full repairing and insuring lease for a term of years to be agreed at a rental of £10,000 per annum plus service charge and insurance contribution. An incoming tenant will need to supply the usual proof of ID, 3 months bank statements and trade/professional references for Landlord's approval.

**AGENTS NOTE** The ground floor banking hall is also available at an asking rent of £37,000 per annum on FRI terms.

## SERVICES AND UTILITIES

Mains electricity, water and drainage.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

## BUSINESS RATES

To be re-assessed.

## VAT

We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

## LEGAL ADVICE

We strongly recommend that a tenant takes independent legal advice and instructs solicitors to act on their behalf.

Each party bears their own legal costs unless otherwise stated.

## PLANNING

It is the responsibility of the proposed tenant to satisfy for themselves independently that their intended use complies with existing planning permission by contacting the local council planning department. The cost of any change of planning use is the tenant's responsibility.

## LEASE TERMS

All leases are on full repair and insuring (FRI) terms unless otherwise stated.



A century of caring for your  
*happiness* and your *home*.

## Viewing

Please contact our **Commercial** office on **01271 347 888** if you wish to arrange a viewing appointment for this property or require further information.