



**LEISURE +
COMMERCIAL**
SELECTION

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**FORMER HSBC PREMISES – GROUND FLOOR
WELLINGTON SQUARE**

Minehead, TA24 5LH

£32,000 RENTAL PER ANNUM LEASEHOLD



Former banking hall and ancillary premises forming the ground floor of this prominent town centre building.



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Key Features

- Former HSBC Banking Hall
- Ground floor available to rent
- Next to a Wetherspoons Pub
- Ideal conversion for catering use subject to planning permission
- In the very heart of Minehead
- Offers invited on asking rent £32,000 per annum
- New lease terms available
- The owners may consider selling the freehold of the whole building

THE PROPERTY

Extensive ground floor premises formally fitted out and equipped as a banking hall but with a variety of alternative uses (subject to planning approval). 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, the property comprises a large banking hall of 1,257 sq ft of accommodation together with ancillary accommodation of 569 sq ft.

TENURE

The property is offered on the basis of new full repairing and insuring lease for a term of years to be agreed at a rental of £32,000 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.

SERVICES

Mains electricity, water and drainage.

UNIFORM BUSINESS RATEABLE VALUE

£25,750 UBR, as of 2023, 49.9p in the £. Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure

VAT

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

VIEWING

Strictly by appointment through the selling agents.

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.



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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.