



**LEISURE +
COMMERCIAL**
SELECTION

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21 THE PARADE

Minehead, Somerset, TA24 5PX

£20,000 Rental Per Annum + VAT

LEASEHOLD

Double fronted shop premises occupying a prime wraparound corner trading position in the town's main retail thoroughfare amongst other nationally known retailers including TG Jones, Boots, Gregs, Iceland, The Works and Superdrug.

EPC RATING C

THE PARADE Minehead, Somerset, TA24 5PX

SHOP PREMISES

94.92 sqm (1021 sqft) comprising;
Ground floor retail zone A 46.48 sqm
Ground Floor retail zone B 47 sqm
Ground floor retail zone C 1.44 sqm
Ground floor staff kitchen, W.C & store room
Overall 103.81 sqm (1117.40 sqft)

THE AREA

Minehead, with a resident population of approximately 11,000, enjoys a significant seasonal increase as one of Somerset's most popular coastal holiday destinations. The town boasts a vibrant and prosperous centre, home to an appealing mix of independent traders and well-known national retailers ensuring a steady flow of both local and visitor trade throughout the year.

LEASE

A new lease and terms to be agreed.

ANNUAL RENT

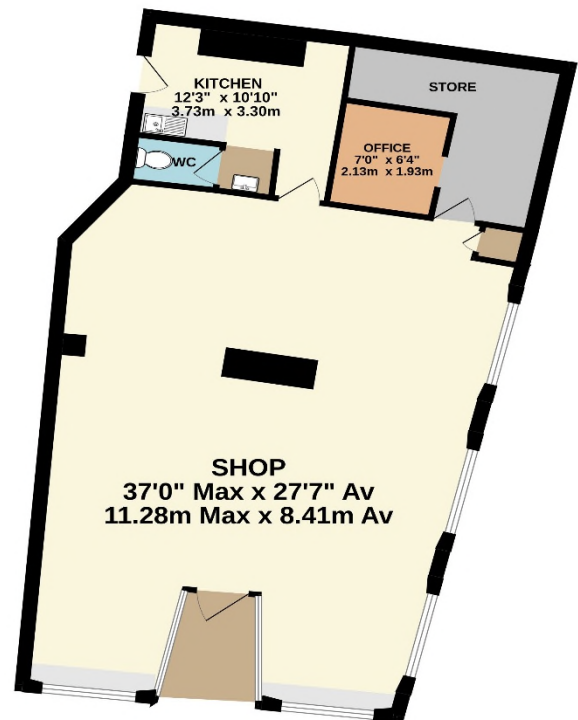
£20,000 per annum exclusive of rates and other outgoings.

BUSINESS RATES

£18,500 UBR, as of April 2023, 47.9p in the £. (Future UBR from 1st April 2026 £20,500). 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. Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property details going to print. However, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure.

AGENTS NOTE

The property is VAT registered, and the landlord has opted to charge VAT on the rental price. All interested parties should make their own enquiries of HMRC.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

SERVICES AND UTILITIES

Mains water, electricity 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>



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

Viewing

Strictly by appointment through the sole agents. Contact our **Minehead and Exmoor** office on **01643 706917** if you wish to arrange a viewing appointment for this property or require further information.