

TO LET

37-41, Alcombe Road, Minehead

Hartnell
TaylorCook



Contact

Richard Saunders

Direct Dial:

0117 946 4521

Mobile:

07825 382835

Email:

richard.saunders@htc.uk.com

LOCATION - TA24 6BA

Situated on the A39 trunk road which is accessed from the M5 motorway. Minehead has good road links with Bridgwater (21 miles) and Taunton (21 miles).

The subject property is located on Alcombe Road, which is predominantly a residential area located approximately 1 mile south east of the Town Centre, but within 100 yards of the A39 through road.

DESCRIPTION

The property comprises a ground floor retail unit with rear ancillary accommodation and servicing. The property also benefits from its own on-site parking.

ACCOMMODATION

The premises provide the following approximate areas and dimensions:

Gross frontage	17.05 m	55 ft 5 ins
Net frontage	15.70 m	51 ft 5 ins
Ground floor sales	205.00 sq m	2,207 sq ft
Ancillary	61.30 sq m	660 sq ft

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC is available upon request.

TENURE

The Co-operative Group hold the lease of the ground floor from 22 May 2013 and expiring 21 November 2032. The property is available on an effectively full repairing and insuring basis by way of a sub-lease. There is a tenant break on 22 November 2022 operable upon 6 months' prior written notice.

RENT

£30,000 per annum, exclusive.

RATES

Rateable Value: £16,750.00

UBR 48.00p

Rates Payable: £8,040.00

Please verify the actual rates payable with the local authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

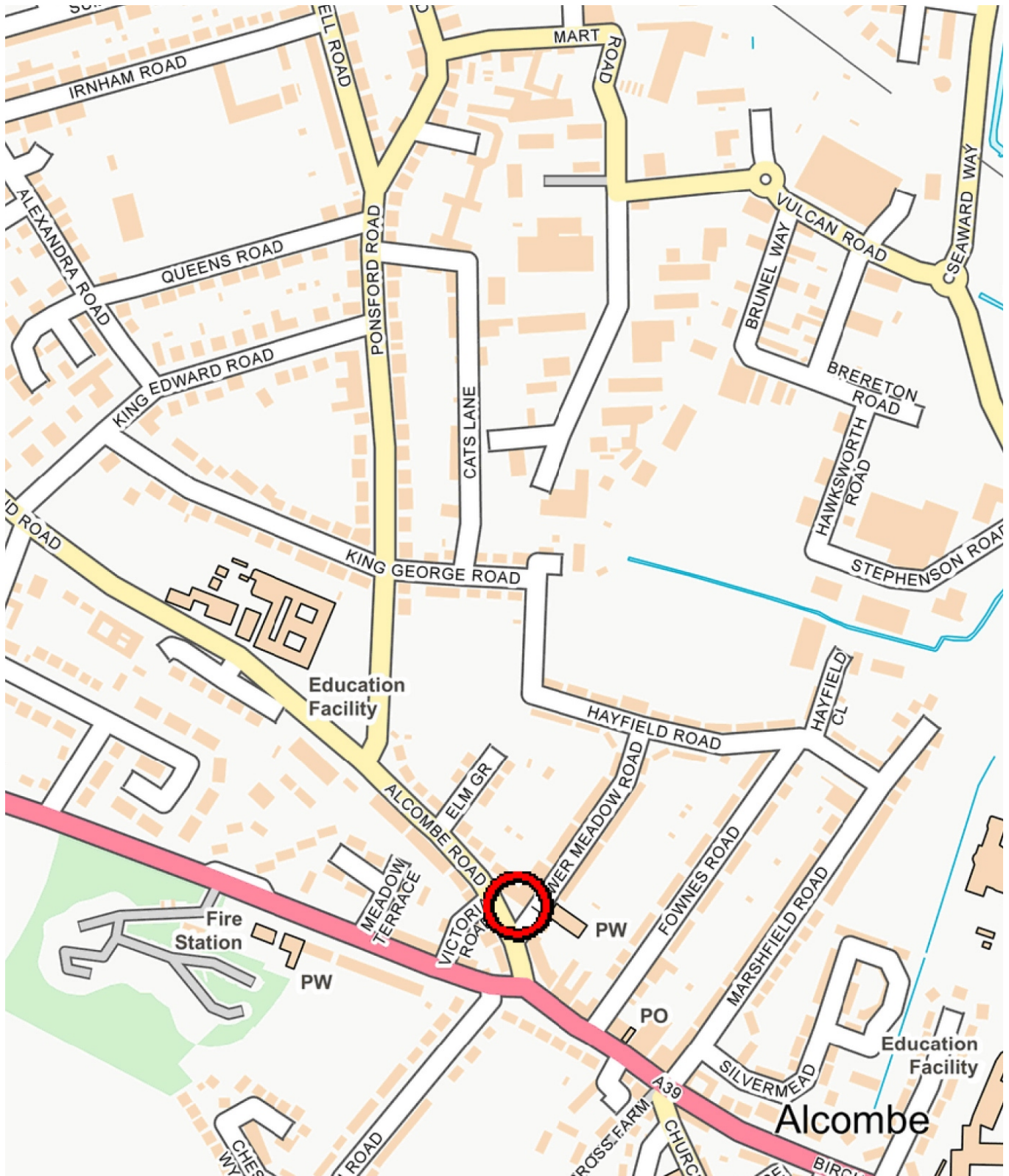
For further information or to arrange an inspection, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234
htc.uk.com

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SUBJECT TO CONTRACT

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