



## Workshop/Business Unit FOR SALE

**71 Alcombe Road, Minehead, Somerset, TA24 6BD**

- Located on the A39, the main thoroughfare into Minehead.
- Currently occupied as a garage, but suitable for other commercial uses.
- 8,116 sq ft including reception, shop front and mezzanine.
- Parking to the front.

**Freehold Guide Price: £295,000.**

## Location

The property is located on Alcombe Road, the A39, which is the main thoroughfare into Minehead town centre.

Minehead provides good shopping facilities, first, middle and upper schools and has a regular local bus service throughout the year. The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the county town of Taunton some 25 miles away, which has direct access to the M5 motorway and is served by a mainline railway station.

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. Many of the well known attractions throughout West Somerset and North Devon are within a short drive.

## Description

This is a detached brick built premises with a dual pitched timber framed tiled roof. Glazed areas to the front can potentially be used as retail space with pedestrian entrances on both sides. Access into the workshop is gained via 2 large sliding doors to the front or via a rear side door.

The main workshop area has a concrete floor with windows on either side. The minimum eaves are 3.11m.

The premises' are connected to mains water, gas, drainage and have the benefit of three phase electricity.

## Accommodation

We calculate the gross internal area to be as follows:-

Ground Floor	679.69 sq m	7,316 sq ft
Mezzanine	55.74 sq m	600 sq ft
Front Display Areas	18.15 sq m	200 sq ft
<b>Total</b>	<b>753.58 sq m</b>	<b>8,116 sq ft</b>

There is parking and loading across the front of the premises.

## Business Rates

The Valuation Office website shows the premises to have a rateable value of £22,500 per annum.

Interested parties are encouraged make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment to the rating assessment.

## Price

The property is available for sale freehold with vacant possession at a guide price of £295,000.

## VAT

The property is not registered for VAT, therefore VAT will not be payable on the purchase price.

## Energy Performance Certificate

The premises has an Energy Asset Rating of E(107). A full copy of the EPC is available upon request.

## Viewing

Strictly by appointment with sole agents:-

Joseph Hughes  
Greenslade Taylor Hunt  
9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: **01823 334455**

Email: [joseph.hughes@gth.net](mailto:joseph.hughes@gth.net)



Important Notice –

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.