

CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

Premises at 1 Parkhouse Road, Minehead



Substantial ground floor commercial premises situated close to the town centre and occupied as a Podiatry/Chiropody Surgery but of course suitable for other business uses subject to any necessary planning consent.

- *Reception Area *4 Rooms *Rear WC *Kitchen Area

**Offers in the region £95,000
Freehold**

Ref: 592

8 The Parade
MINEHEAD
(01643) 706666
Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
Fax (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
Fax: (01984) 633710

2A Castle Street
NETHER STOWEY
(01278) 733050

Premises At 1 Parkhouse Road, Minehead, TA24 8AB

Substantial ground floor commercial premises situated close to the town centre and occupied as a Podiatry/Chiroprody Surgery but of course suitable for other business uses subject to any necessary planning consent.

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the very best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. Many of the well known attractions of the West Somerset and North Devon areas are within short motoring distance. Minehead provides good shopping facilities, has 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 excellent shopping, leisure and entertainment facilities. Taunton also has direct access to the M5 motorway and is served by a mainline railway station.

The premises are of stone construction and benefit from night storage heating and ample power points and are partly let and holding over on a tenancy that expired in July 2014, and we understand from the vendor that vacant possession will be available on completion. The double fronted premises are arranged as follows:

Reception Area: 5.02m (16'6) x 2.88m (9'5)

Room 1: 2.25m (7'5) x 3.02m (9'11)

Room 2: 2.46m (8'1) x 2.29m (7'6)

Room 3: 3.79m (12'5) x 2.56m (8'5)

Room 4: 5m (16'5) x 2.56m (8'5) incorporating kitchen area

Note: Total floor area - 49.38 m² approx (531 sq ft approx)

Rear WC:

Kitchen Area:

Pedestrian access to the rear:

Services: mains electricity, water and drainage

Rateable Value: £5,100

Tenure: Freehold

VIEWING: By appointment please through 8 The Parade, Minehead, Somerset, TA24 5UF Telephone 01643 706666

EMAIL ADDRESS: post@chaninandthomas.co.uk

WEBSITE: www.chaninandthomas.co.uk

FLOOR PLAN AND EPC TO BE ADDED