

CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

9 And 9c Parkhouse Road, Minehead



Valuable freehold investment premises available for sale in a fine position close to the town centre comprising two commercial ground floor offices with combined gross annual income of £14,000 and two residential flats above let on 999 year Leases at a ground rent of £20 per annum each.

*Freehold Interest in *2 Offices and *2 Flats

£149,950 Freehold

Ref: 624

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

9 And 9c Parkhouse Road, Minehead, TA24 8AB

Valuable freehold investment premises available for sale in a fine position close to the town centre comprising two commercial ground floor offices with combined gross annual income of £14,000 and two residential flats above let on 999 year Leases at a ground rent of £20 per annum each.

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 brick construction under a mainly tiled and part mineral felt pitch roof and are arranged as follows:

9 PARKHOUSE ROAD:

Ground Floor Office having the benefit of electric night storage heating and ample power points and comprising:

Entrance Hall:

Reception Office: 3.59m (11'9) x 5.57m (18'3)

Inner Hall:

Cloakroom: with WC, storage cupboard

Kitchen: 2.72m (8'11) x 1.79m (5'10)

Office 1: 2.98m (9'9) x 3.47m (11'5)

Office 2: 3.5m (11'6) x 2.99m (9'10)

The Lease: The property is let on a 7 year Lease from the 25th March 2015 at a rent of £6,250 per annum for the first year of the term rising to £7,000 per annum from 25th March 2016 with a 3 yearly rent review period thereafter.

9C PARKHOUSE ROAD:

Ground Floor Office having the benefit of electric night storage heating and ample power points and comprising:

Office 1: 3.45m (11'4) x 2.7m (8'10)

Store Room/Computer Room: 3.8m (12'6) x 2.9m (9'6)

Office 2: 2.6m (8'6) x 2.67m (8'9)

Office 3: 3.58m (11'9) x 3.13m (10'3)

Office 4: 3.59m (11'9) x 3.12m (10'3)

Kitchen: 3.3m (10'10) x 2.7m (8'10)

2 WCs and Cloakroom:

The Lease: The property is let on a 4 year Lease from the 26th July 2014 at a rent of £7,000 per annum to The Royal Mencap Society

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2 FLATS ABOVE 9 PARKHOUSE ROAD:

The two flats are let on 999 year Leases providing an annual income of £20 by way of ground rent per flat

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Outside: To the rear of the premises is a car parking area providing space for several vehicles

Services: The property is connected to mains electricity, water and drainage

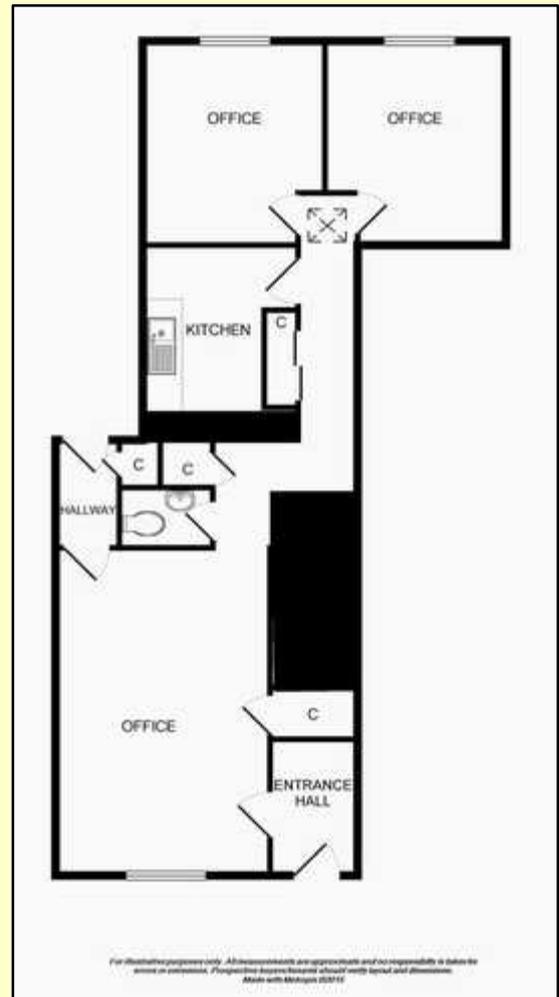
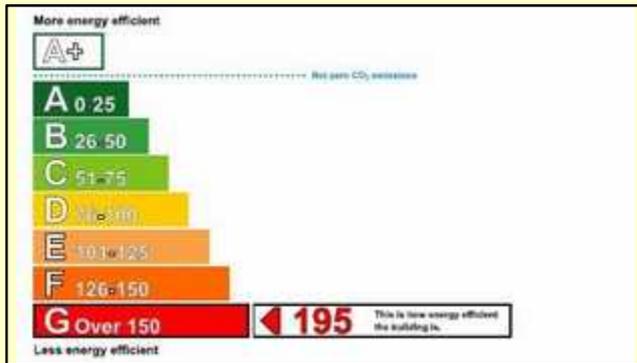
Tenure: Freehold

Offers invited in the region of £149,950 for the freehold interest.:

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

EMAIL ADDRESS: post@chaninandthomas.co.uk **WEBSITE:** www.chaninandthomas.co.uk

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