



## INVESTMENT FOR SALE

### Ground Floor Licensed Premises



### 11A The Avenue, Minehead, Somerset, TA24 5AY.

- Prominent town centre tourist trading position.
- Situated amongst other high street retailers and licensed premises.
- Ground Floor – 555 sq ft, plus male and female WC facilities.
- Available via a 999 year long leasehold from 1979.
- Income £9,500 per annum. Lease expires on 24<sup>th</sup> July 2024.
- Guide Price: £120,000.

Contact: Tony Mc Donnell MRICS  
Mobile: 07771 182608 / 01278 439439  
Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

## **LOCATION**

The property occupies a central trading position along The Avenue, which connects the main town centre of Minehead to the seafront. The property is set amongst a wide variety of surrounding retailers and licensed premises as well as restaurant and takeaway businesses.

Minehead is a popular holiday resort situated on the edge of Exmoor National Park, adjacent to Somerset's attractive northern coastline, with the ever popular Butlin's Minehead Resort within a short walking distance of the property.

Minehead has a local population of 12,000. There is a train station linking with Taunton, the county town of Somerset. J25 of the M5 motorway located at Taunton is within 25 miles journey to the south east.

## **DESCRIPTION**

The premise is arranged on the ground floor, benefitting from an external seating area fronting The Avenue. Access is via a double pedestrian wooden doorway, leading to customer seating booths along the left hand side with the bar area on the right hand side. The central walkway leads to additional seating at the rear of the premises, beyond which there is a door leading to separate male and female WC facilities.

There is a further doorway located at the rear which leads into a fully equipped kitchen area. There is also a storage area and a rear pedestrian doorway providing rear into the property. Loading is permitted in the rear yard area.

The property benefits from mains electricity, water, drainage as well as fire detection equipment and an intruder alarm system. There is also a CCTV recording system monitoring internally and externally.

## **ACCOMMODATION**

Our measured internal floor areas are as follow:-

### Ground Floor:

Seating and Bar Area	355 sq ft / 32.98 sq m
Kitchen	160 sq ft / 14.86 sq m
Stores	40 sq ft / 3.71 sq m
External Front Seating Area	310 sq ft / 28.80 sq m

## **BUSINESS OPERATING HOURS:**

The premise currently trades from 11am in the morning until midnight seven days a week.

## **BUSINESS RATES**

The property has a rateable value of £7,500 per annum.

## **GUIDE PRICE**

The long leasehold interest, 999 years from 1979, is available at a guide price of £120,000.

The lease commenced on the 24<sup>th</sup> July 2014, between the current Landlord and Mr Ozdemir, and was drawn for a term of 10 years. The current rent payable is £9,500 per annum, with the next rent review on the 24<sup>th</sup> July 2019.

## **FIXTURES AND FITTINGS**

The current tenant has the use of an inventory of items and fittings which form part of the property as well as the responsibility to replace if necessary.

## **VAT**

VAT is payable at the prevailing rate, if applicable.

## **EPC**

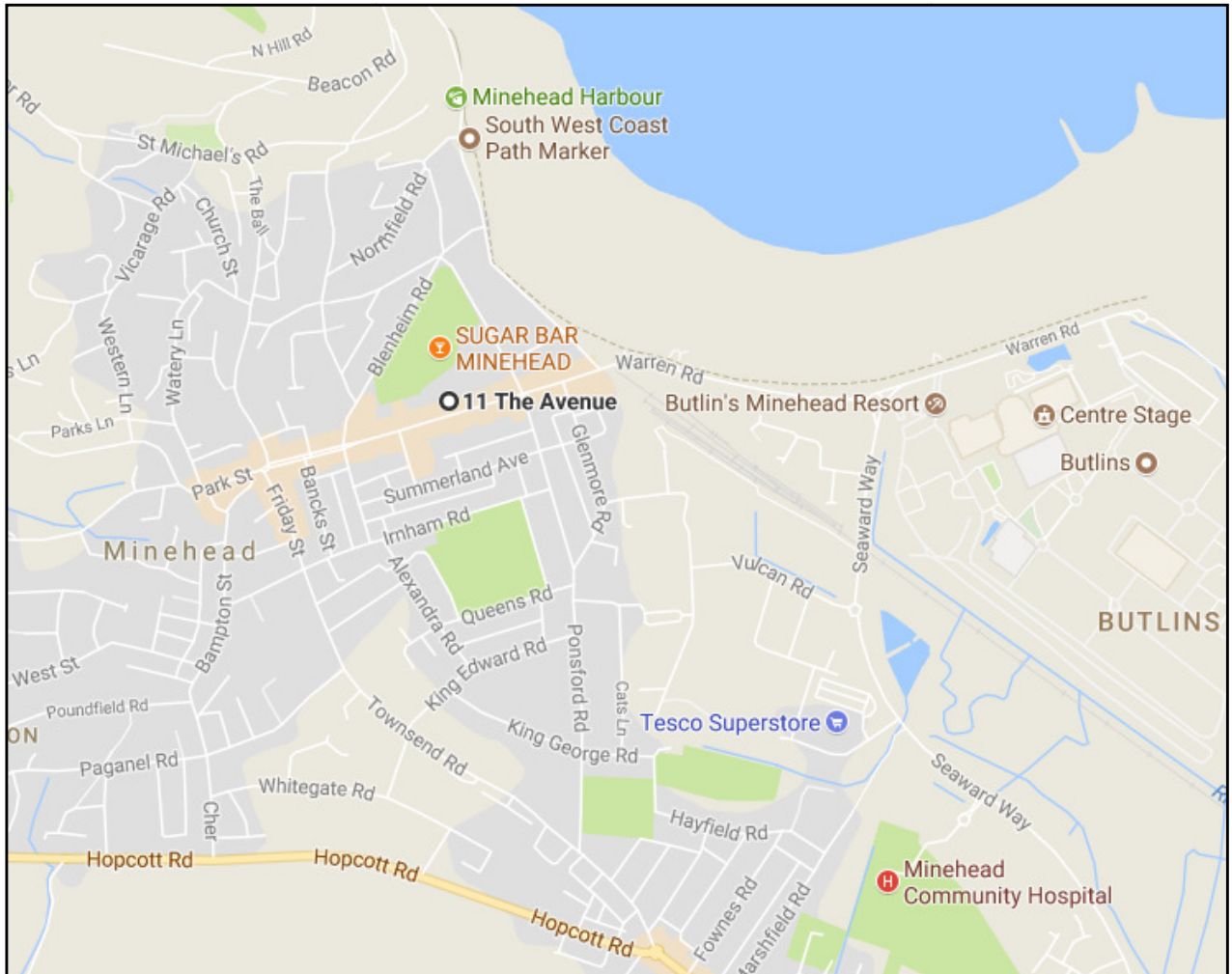
The energy performance rating is D97.

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.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

## LOCATION PLAN –



## VIEWINGS – Please contact:

Tony Mc Donnell MRICS

Mobile: 07771 182608

Office: 01278 439439

Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)