



## Workshop Premises with Fenced Yard **TO LET**



### **Former BT MTW Workshop, Parkhouse Road, Minehead, Somerset, TA24 8AB.**

- Workshop unit located close to Minehead's town centre.
- Workshop 2,889 sq ft plus Mezzanine floor providing approx. 402 sq ft.
- Total Accommodation – 3,291 sq ft.
- Front secure fenced yard for parking/loading.
- New 5 year lease available.
- Suitable Alternative uses considered (subject to planning)
- Rent: **£17,500 per annum / £1,460 per month.**

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## LOCATION

The property is situated on Parkhouse Road close to the centre of Minehead on Somerset's North coast.

To locate the premises, from Wellington Square turn left along the Parade, and at the end bear left into Parkhouse Road, and the building is found immediately on the left with access through metal gates. It has frontage to Parkhouse Road.

Minehead is a coastal town situated 25 miles to the West of Taunton via the A358/A39.

## DESCRIPTION

Comprising a single storey workshop building dating from the 1960's, constructed for vehicle maintenance, and adjoining the Telephone Exchange.

It is of brick construction under a pitched felted roof with roof lights, and high-level windows.

The workshop is in two main bays, interconnected with an opening, each bay having full width sliding metal shutter doors.

The height in the unit is 17'6", and to one end of the main bay is an office/stores area, WC, and kitchenette.

Above this is a mezzanine area open to the main workshop, and with an office at one end.

The building has three phase electricity, strip lighting and mains water. There is no heating.

## ACCOMMODATION

### Ground Floor:

Main Workshop	1,654 sq ft	153.66 sq m
End Bay	833 sq ft	77.36 sq m
Ancillary	402 sq ft	37.35 sq m

### First Floor:

Mezzanine	<u>402 sq ft</u>	<u>37.35 sq m</u>
<b>TOTAL</b>	<b>3,291 sq ft</b>	<b>305.72 sq m</b>



## BUSINESS RATES

Rateable Value is £10,250. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

## TERMS

The property is available via a new 5 year lease on full repairing and insuring terms at an annual rent of **£17,500** per annum (**£1,460** per month).

## VAT

Subject to VAT if applicable.

## EPC

Most recent EPC rating of F141.

## LEGAL COSTS

The incoming tenant to bear the Landlords reasonable legal costs incurred in the transaction.

## CONTACT

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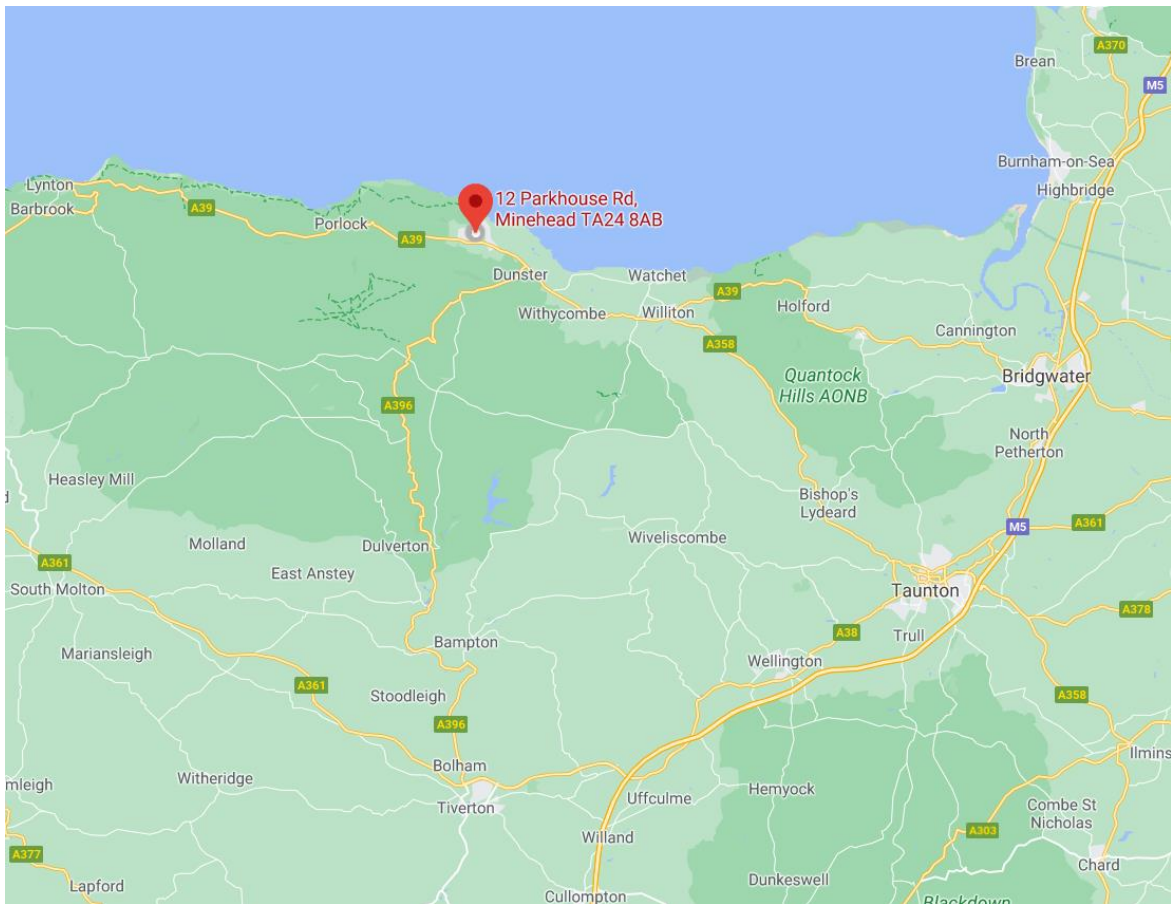
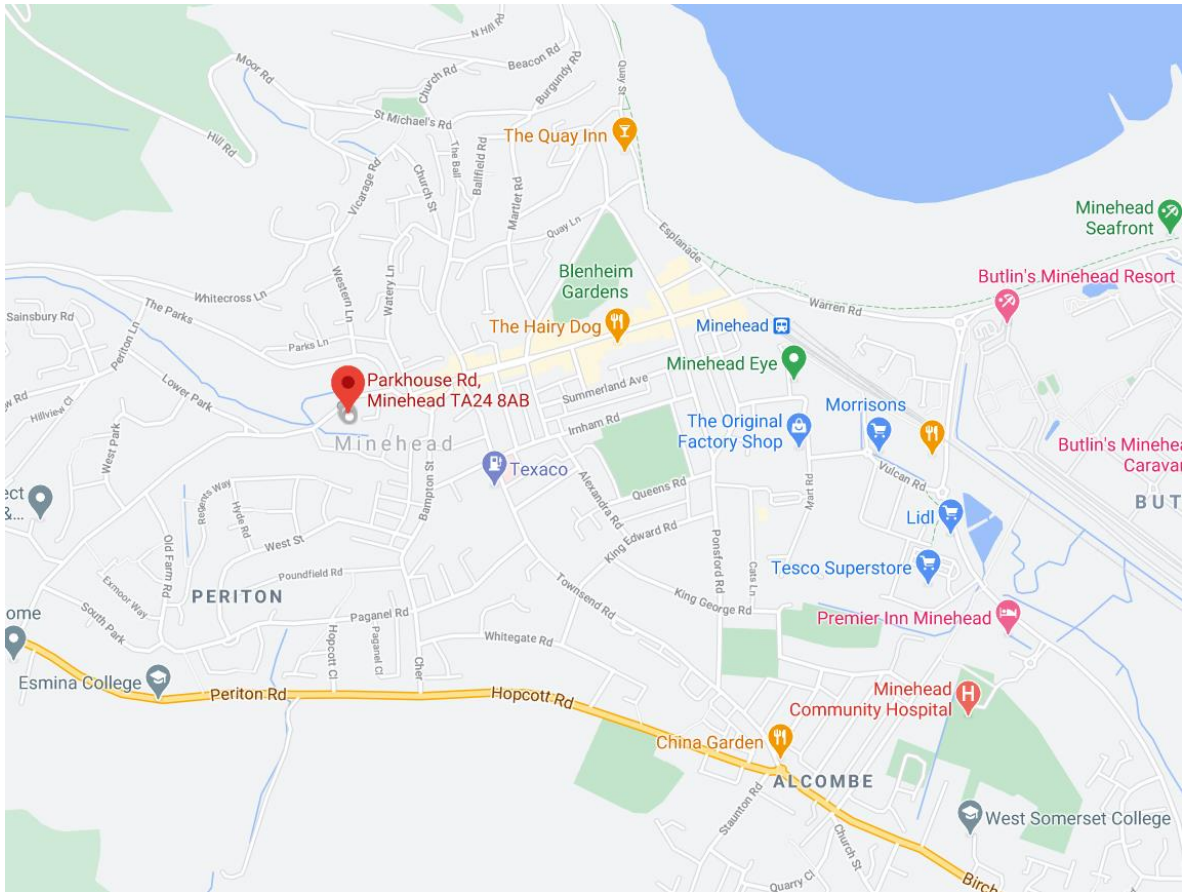
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LOCATION PLANS -



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.