



HIGH STREET

Porlock, Minehead, Somerset

£70,000 LEASEHOLD

Well presented lock up retail unit, great location in the heart of the Exmoor village of Porlock. Approximately 500sq ft. EPC Rating C



HIGH STREET Porlock, Minehead, Somerset, TA24 8PT £70,000 LEASEHOLD

Key Features

- Prominent High Street position
- Excellent Trading Location
- Heart of Thriving Village
- Ground Floor
- Well Presented
- Spacious retail area

Overview

The property comprises a well-presented ground floor leasehold lock-up retail unit extending to approximately 500 sq ft. The accommodation includes a spacious sales area together with a rear storage room leading to a cloakroom, preparation/storage room and an additional store. Outside, there is a small enclosed yard and a further useful storage room.

The premises have been improved in recent years creating an attractive and versatile commercial space suitable for a variety of retail, office or other business uses, subject to any necessary consents.

The Opportunity

Formerly occupied as a successful delicatessen, café and cheesemonger, the premises are now offered with vacant possession, providing an excellent opportunity for an owner occupier or business to establish themselves in one of West Somerset's most sought-after village locations.

The property offers flexible uses that would suit a wide range of retail, professional, café, gallery or boutique-style businesses (subject to any necessary consents). Existing shop fittings and equipment may be available by separate negotiation if required.

Area

Occupying a prominent and eye-catching position on the bustling High Street in the highly desirable village of Porlock. This attractive retail premises enjoys an excellent trading location between the Exmoor National Park and the Bristol Channel coast.

Porlock is a thriving village popular with both residents and the many visitors who are drawn to the area throughout the year. The picturesque harbour at Porlock Weir is approximately two miles away, Minehead is around six miles distant, and the county town of Taunton, with its motorway and mainline rail connections, lies approximately 26 miles away.

Services and Utilities

Mains water, drainage and electric

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

Business Rates

To be advised.

We would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure. Small Business Rate relief (100%) may apply if the Rateable Value is below £12,000.

VAT

We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC

Legal Advice

We strongly recommend that a buyer/tenant takes independent legal advice and instructs solicitors to act on their behalf. Each party bears their own legal costs unless otherwise stated.

Tenure

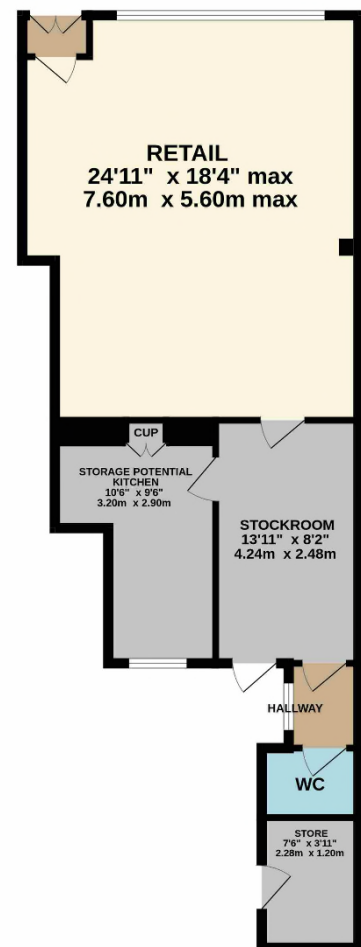
Leasehold. Remainder of a 999 year lease from 29th March 1986. £10 per annum ground rent.

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GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



Viewing

Please contact our **Minehead and Exmoor** office on **01643 706917** if you wish to arrange a viewing appointment for this property or require further information.