



CAPRONS GARAGE

Market House Lane, Minehead, Somerset, TA24 5NW

Guide Price £265,000
FREEHOLD

EPC RATING C

A substantial stone and brick built former industrial unit positioned just off the town centre, offering an excellent redevelopment opportunity. (Previous lapsed permission for 7 apartments & retail/offices). The building offers approximately 438 sqm (4,715 sq ft) together with first floor storage and occupies a prominent and accessible site, making it suitable for a wide range of alternative uses, subject to the necessary consents.

OVERVIEW

A substantial stone and brick built former industrial unit positioned just off the town centre, offering an excellent redevelopment opportunity. The property extends to approximately 438 sqm (4,715 sq ft) and occupies a prominent and accessible site, making it suitable for a wide range of alternative uses, subject to the necessary consents.

Notably, the property previously benefited from full planning permission (granted August 2020) for the demolition of the existing building and the construction of 7 residential apartments together with approximately 164 sq m of ground floor retail / café / office accommodation. While this consent has now lapsed, it clearly demonstrates the site's strong development potential and the local authority's previous support for a mixed-use scheme.

The existing building is accessed via large sliding industrial doors, with an additional double-glazed pedestrian entrance. Internally, the ground floor provides a predominantly open-plan workshop area (formerly used as a laundry), incorporating a lobby area, two offices and WC facilities. To the rear of the property, an internal staircase leads to a first-floor storage area of approximately 86.95 sqm (936 sq ft) which also benefits from a separate external pedestrian access.

Given its town-centre fringe location, scale, and previous planning history, the property is considered well suited for residential, mixed-use or alternative redevelopment, subject to planning, or for refurbishment and reuse for a variety of commercial or light industrial purposes.

DIRECTIONS

From our Minehead office turn right into The Parade and immediately left into The Holloway (by Costa) then the next right into Market House Lane where the property will be found shortly after on the left.

SERVICES AND UTILITIES

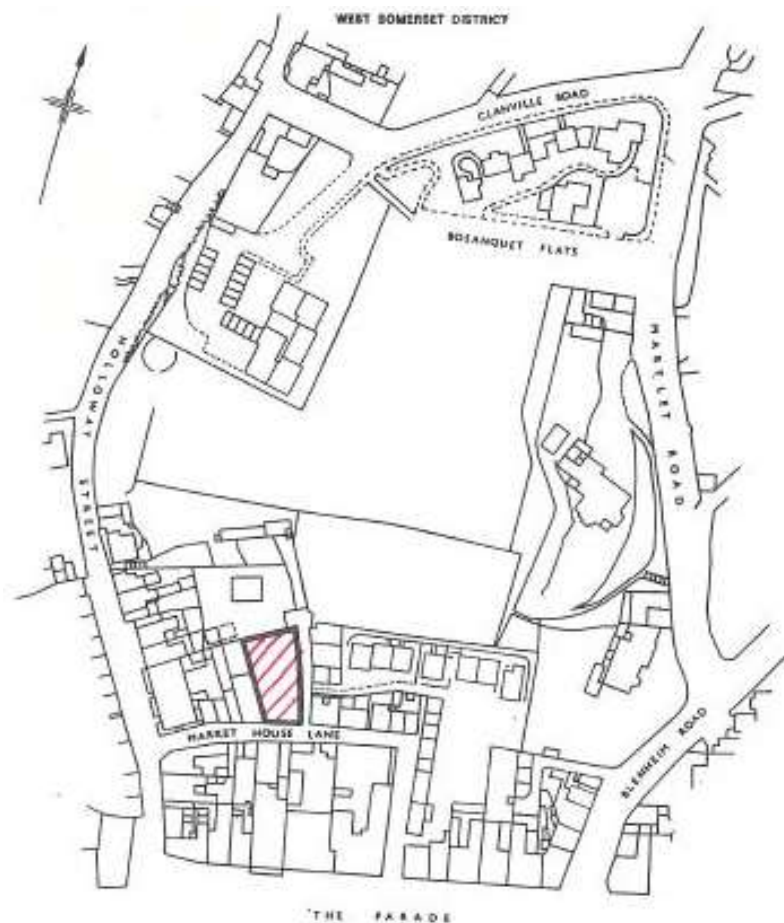
Mains water, drainage and electricity. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

LEGAL ADVICE

We strongly recommend that a buyer takes independent legal advice and instructs solicitors to act on their behalf.

PLANNING

It is the responsibility of the proposed buyer to satisfy for themselves independently that their intended use complies with existing planning permission by contacting the local council planning department. The cost of any change of planning use is the buyer's responsibility.



BUSINESS RATES

At present £22,250 rising to £25,000 UBR, as of April 2026, 47.9p in the £.

Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure.

VAT

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

VIEWING

Strictly by appointment through the selling agents.

View this property

Please contact our Minehead and Exmoor Office on
01643 706 917

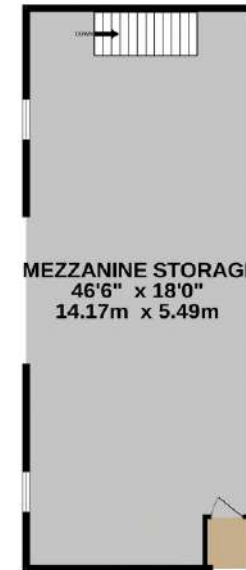
**VIEWING STRICTLY BY APPOINTMENT
WITH THE SOLE SELLING AGENT.**



A century of caring for your *happiness* and your *home*.

Viewing

Please contact our **Minehead and Exmoor** office on **01643 706 917** if you wish to arrange a viewing appointment for this property or require further information.



TOTAL FLOOR AREA : 5191 sq.ft. (482.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk 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>

