

gth



For Sale—Retail and Ground Rent Investment

26 The Avenue, Minehead, Somerset, TA24 5AZ

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- Centrally located mixed use building with commercial tenants in situ.
- The property is producing an income of £14,300pa plus ground rents of £200pa.
- Commercial areas totalling an NIA of 1,581sq ft.

Freehold Guide Price: £160,000

Location

The property is located within the central part of the coastal town of Minehead, having frontage onto The Avenue, which is the principle commercial retail pitch in the town.

Minehead is home to the West Somerset Steam Railway which is a popular tourist attraction within West Somerset and is an ideal base to explore Exmoor National Park, an Area of Outstanding Natural Beauty. The town is situated on the West Somerset coastline.

The county town of Taunton is 25 miles away to the south east providing access onto Junction 25 of the M5 motorway with mainline rail services to London Paddington un under 2 hours.

Description

A handsome attached building spread over three floors to include two commercial premises at ground floor level, which are let on commercial leases, and four flats, which have already been sold off on a long leasehold basis.

26 The Avenue is let to Brainwave Centre Limited and consists of an external brick paved area to the front elevation, display frontage, open plan sales area with suspended ceilings and inset cat 2 lighting, stores and staff room.



26a The Avenue is let to a private individual and also benefits from a paved external area and is more cellular layout providing offices and stores over the ground floor.

£11,500 and 26a The Avenue £3,500.

EPC

26 The Avenue—TBC

26A The Avenue—D(88)

The residential flats have not been inspected as they have been sold off on a long leasehold basis.

Accommodation (Approximate N.I.A)

26 The Avenue	99.63 sq m	1,072 sq ft
26a The Avenue	47.22 sq m	509 sq ft
Total	146.85 sq m	1,581 sq ft

Tenancies

Property	Tenant	Terms
26 The Avenue	Brainwave Centre Limited	5 Year lease commencing 1st September 2025 with a break and review on the third anniversary at a rent of £11,500 per annum.
26a The Avenue	Private Individual	3 year lease commencing 1st February 2024 at a rent of £4,800 per annum.

Rateable Value

Having checked the valuation office's website, we understand 26 The Avenue has a rateable value of

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Greenslade
Taylor Hunt



Tenure

The property is available freehold subject to the existing commercial leases in place and long residential leases at a Guide Price of £160,000.

The above guide price reflects gross yield of 9.06%.

VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the sale price.

Viewing

Strictly by appointment with Greenslade Taylor Hunt.

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