



**LEISURE +  
COMMERCIAL**  
SELECTION

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**3 THE PARKS**  
Minehead, TA24 5NF

Guide Price £375,000  
**FREEHOLD**



SHOP – C  
FLAT &  
BEDSITS \*  
EXEMPTION  
F & G

This mixed commercial/residential investment opportunity includes a tenanted retail unit with 566 sq ft of retail space and 234 sq ft of storage, plus a staff cloakroom. The property also features fully let bedsits and a flat, generating a total gross income of approximately £36,720 per annum.

**Commercial Office:** 39/41 Boutport Street, Barnstaple, Devon, EX31 1SA

**Email:** [commercial@webbers.co.uk](mailto:commercial@webbers.co.uk)

## Key Features

- Mixed commercial/residential property
- Fully tenanted - Ground floor retail unit, five bedsits and one apartment
- Retail Unit: 566 sq ft of retail space, 234 sq ft of storage, plus a staff cloakroom
- Total gross income: Approximately £36,720 per annum
- Lease details available upon request with landlord's permission
- Promises a lucrative investment with steady income potential

## THE PREMISES

This is a mixed commercial/residential investment for sale. The premises are currently all fully tenanted and include a ground floor retail unit and 5 bedsits and one apartment to the first floor. The shop is let on short term 2 year lease (with the option of a further year). Leases are held in the Webbers Commercial office and can be requested with Landlords permission along with the rental figures. This freehold property promises a lucrative investment with steady income potential.

## LEGAL ADVICE

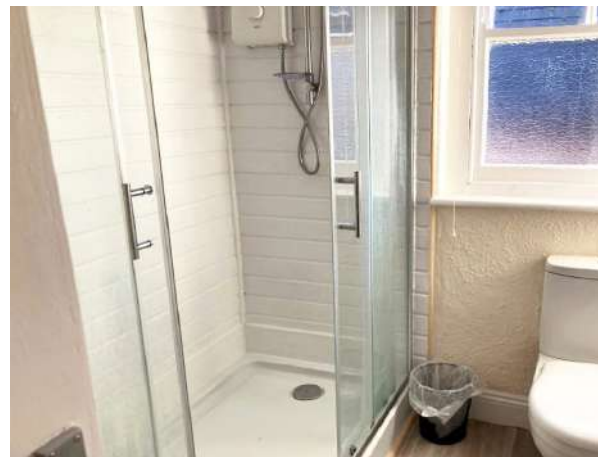
We strongly recommend that a buyer takes independent legal advice and instructs solicitors to act on their behalf. Each party bears their own legal costs unless otherwise stated.

## PLANNING

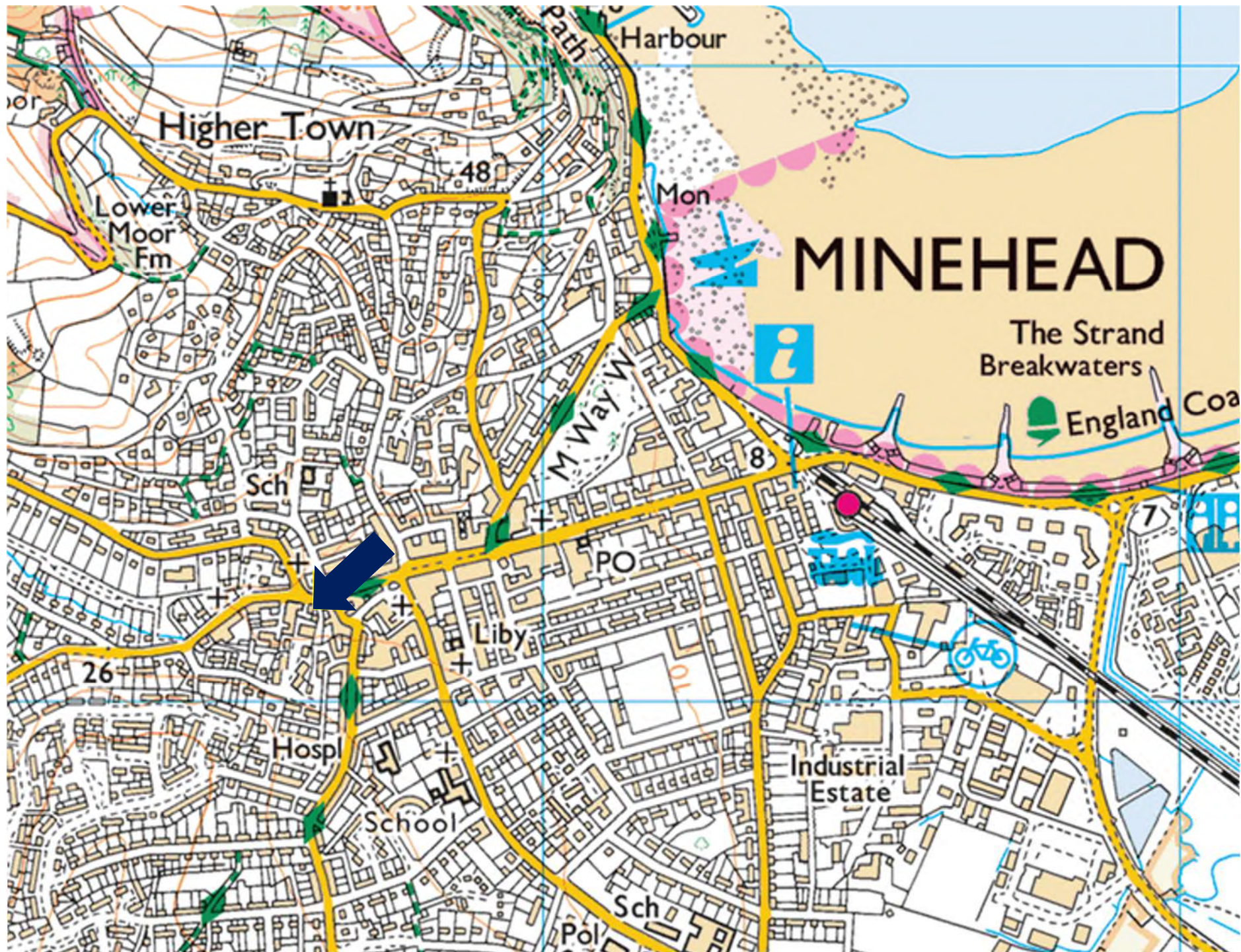
It is the responsibility of the proposed buyer to satisfy for themselves independently that their intended use complies with existing planning permission by contacting the local council planning department. The cost of any change of planning use is the buyer's responsibility.











## THE AREA

Eye catching location fronting onto the main eastern approach road into the town centre with a good frontage and window display.

Minehead is often referred to as the 'Gateway to Exmoor National Park' and has a population of about 12,000 which is boosted throughout the year with the influx of tourists who enjoy the beaches and staying at Butlin's Holiday Resort.

It has a wonderful long flat sandy beach, a charming harbour, a bustling town with independent shops and cafes and heritage attractions.

Just a short stroll from the seafront you'll find Blenheim Gardens, Minehead's largest park.

## DIRECTIONS

From our Webbers offices in Minehead turn left and at the junction turn left again onto Park Street. Follow the road along for a hundred yards and number 3 Park Street can be found on the left hand side.

## BUSINESS RATES

£6,700 UBR, as of April 2023, 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.

Small Business Rate relief (100%) may apply as 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.

## SERVICES AND UTILITIES

Mains electricity, water and drainage.

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>

## AGENTS NOTE

Please note this property is in a conservation area.

**View this property**

**Please contact our Commercial Office  
on 01271 347 888**

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



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

## Viewing

Please contact our **Commercial** office on **01271 347 888** if you wish to arrange a viewing appointment for this property or require further information.

### AGENTS NOTE

\*We have been verbally advised by the vendor that there is an exemption on the EPC ratings for the flat and the bedsits. Originally rated F&G.

This exemption is held for 5 years from 23<sup>rd</sup> of August 2024.

Contact our office for more information.



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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