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2B BRUNEL WAY  
Minehead, Somerset, TA24 5BY

£10,000 RENTAL PER ANNUM + VAT  
LEASEHOLD

 N/A  F

A light industrial unit of approximately 1,000 sq ft located on Minehead Enterprise Park suitable for a variety of uses, subject to any necessary planning consent with WC and parking.

Minehead and Exmoor Office: 9 Floyds Corner, Minehead, Somerset, TA24 5UW

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

## Key Features

- Approx 1,000 sq ft Mid terrace light industrial unit
- Suitable for a range of uses (subject to planning)
- Partitioned into three areas with separate WC
- Parking
- New FRI lease available, terms to be agreed
- Rental of £10,000 per annum
- Close to town centre and sea front
- Good transport links to Taunton, Bridgwater, M5 and mainline rail

## AGENTS NOTE

The property is VAT registered, and the landlord has opted to charge VAT on the rental price. A service charge of 12.5% is applied to cover maintenance of the common areas as well as any external repairs. For any new tenancy, a three-month rental deposit will be required. The landlord is also happy to accommodate tenant-specific layout requirements, including the removal of internal partitions where needed.

## THE PREMISES

The premises comprise of a mid terrace light industrial unit forming part of a block of four on a small estate of eight units. The single storey lock up unit of just under 1,000 sq ft is suitable for a variety of uses subject to any necessary planning consent, is currently partitioned into three areas with a separate WC, fire door rear access and parking space outside.

## LEASE

The premises are offered on the basis of a new lease for a term of years to be agreed on full repairing and insuring terms at a commencing rental price of £10,000 per annum. An incoming tenant will need to provide proof of ID, 3 months bank statements and trade/professional references for Landlords approval.

## SERVICES

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>

## VAT

We understand that our client has opted to charge VAT. All interested parties should make their own enquiries of HMRC.

## VIEWING

Strictly by appointment through the selling agents.

## RATEABLE VALUE

£8,000 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.

This is subject to change in April 2026 to £7,100.

## THE AREA

Situated on the ever popular Minehead Enterprise Park convenient for the town centre and seafront with easy access off Seaward Way.

The town is a busy tourist resort with a population of around 12,000 inhabitants and is often referred to as the western gateway to Exmoor National Park. Taunton and Bridgwater are 25 miles away both with M5 motorway junctions and mainline rail connections.

## DIRECTIONS

From our Minehead office proceed down through the town towards the sea front. Continue along the seafront towards Butlins taking the second exit at the roundabout into Seaward Way. At the next roundabout take the second exit into Vulcan Road and the next left into Brunel way and first left into the estate where the premises will be found on the right.

## LEGAL ADVICE

We strongly recommend that a tenant 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 tenant 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 tenant's responsibility.

## LEASE TERMS

All leases are on full repair and insuring (FRI) terms unless otherwise stated.

**View this property**

Please contact our Minehead and Exmoor Office on  
**01643 706 917**

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

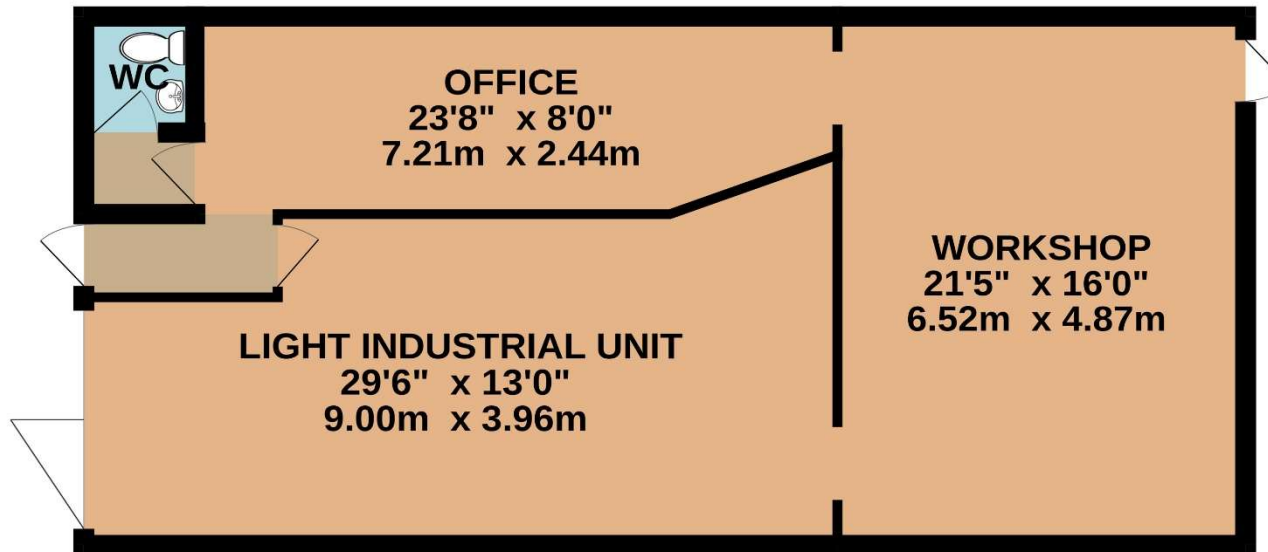


A century of caring for your *happiness* and your *home*.

### 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.

GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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](http://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>

