



**LEISURE +  
COMMERCIAL**  
SELECTION

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**10A FRIDAY STREET**  
Minehead, Somerset, TA24 5UA

**£220,000 FREEHOLD**

B 3 1 2 EXEMPT

Town centre retail shop, genuine retirement sale. Retail area circa 343 sq ft plus stock room loft over & cloakroom as well as self-contained 3 bedroom owners' apartment within this Grade II Listed property.

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

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

## Key Features

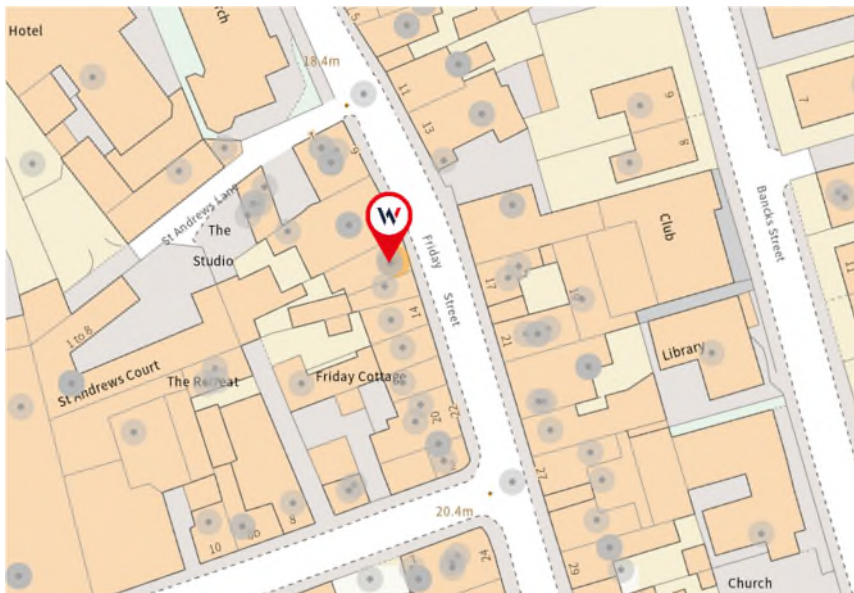
- Town centre shop
- Now a games/sweet shop
- Genuine retirement sale
- Retail area circa 343 sq ft
- Stock room loft over & cloakroom
- Plus self-contained 3 bedroom owners apartment
- All within this Grade II Listed property

## THE PROPERTY

The property comprises of a character Grade II listed building comprising of a mid-terraced commercial shop, with the owner's apartment above the shop and above the adjoining barbers' shop and is approached from the rear. The ground floor retail area offers approximately 143 sq ft of space together with a lobby, storage room and a rear stock room with loft above. The private accommodation is approached from the rear where a separate door gives access to a ground floor lobby, private living room and kitchen beyond. Stairs lead to the first floor where there is a bathroom, a separate cloakroom and a rear bedroom. To the rear overhanging the adjoining shop are two further bedrooms and over the newsagents is a private lounge. Therefore this is a spacious private owners' apartment and to the rear there is a small yard and rear pedestrian access.

## AGENTS NOTE

**It should be noted that two of the rooms overhang the adjoining barber's shop and therefore a flying freehold exists.**



## THE AREA

Within the popular West Somerset tourist resort of Minehead, often referred to as the 'Gateway to Exmoor National Park' this property is set back from one of the main vehicular approach roads into the town centre.

The resort has a population of approximately 8,000 inhabitants, plus the addition of a further 8,000 tourists who flock to the Butlin's tourist venue within the resort, as well as the many day-trippers throughout the year that visit the town.

Friday Street is just off the main avenue, where there are a range of individual independent shopkeepers including bookshops, hairdressers, estate agents etc.

## DIRECTIONS

From our Webbers office in Minehead turn left and proceed along the road, less than 100 yards away to the right hand side is 10A Friday Street.

## BUSINESS RATES

£9,400 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>

## 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.

**View this property**

Please contact our Commercial Office  
on 01271 347 888

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

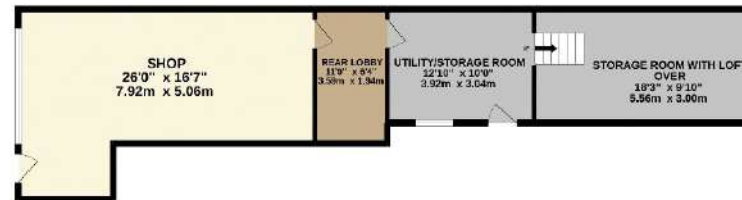


A century of caring for your *happiness* and your *home*.

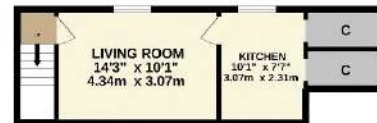
## Viewing

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

GROUND FLOOR SHOP



GROUND FLOOR OWNERS ACCOMMODATION



1ST FLOOR



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>

