

CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

4-6 Bampton Street, Minehead



Lock Up Shop Premises with vacant possession available to let on a new Lease situated in a convenient trading position just off the town centre.

*Shop *Inner Hall/Store Area *Rear Store/Kitchen *Small Yard with
*Separate WC

Rent: £3,500 per annum

Ref: 164

8 The Parade
MINEHEAD
(01643) 706666
Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
Fax: (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
Fax: (01984) 633710

2A Castle Street
NETHER STOWEY
(01278) 733050

Lock Up Shop Premises with vacant possession available to let on a new Lease situated in a convenient trading position just off the town centre.

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the very best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. Many of the well known attractions of the West Somerset and North Devon areas are within short motoring distance. Minehead provides good shopping facilities, has First, Middle and Upper schools and has a regular local bus service throughout the year. The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the County Town of Taunton some 25 miles away which has excellent shopping, leisure and entertainment facilities. Taunton also has direct access to the M5 motorway and is served by a mainline railway station.

The premises benefit from electric night storage heating and ample power points and are arranged as follows:

Shop: 5.47m (17'11) x 5.1m (16'9)

Inner Hall/Store Area: with door to outside

Rear Store/Kitchen Area: 2.41m (7'11) x 4.16m (13'8) single drainer sink unit

Outside: enclosed small yard with wash basin and separate WC

Services: mains electricity, water and drainage

Rateable Value:

Terms: The property is available to rent on a new Lease on terms to be agreed at an ingoing rental of £3500 per annum. Further details from the agents Minehead Office - 01643 706666.

VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF Telephone 01643 706666

EMAIL ADDRESS: minehead@chaninandthomas.co.uk **WEBSITE:** www.chaninandthomas.co.uk

