



**gth**

*with*

**CHANIN & THOMAS**

**1 Parkhouse Road**

Minehead, Somerset

# 1 Parkhouse Road, Minehead, Somerset, TA24 8AB

Guide Price £89,500

## DESCRIPTION

Substantial ground floor double fronted commercial premises situated close to the town centre and recently occupied as a Podiatry/Chiropractic Surgery and Registry Office but of course suitable for other commercial business including office or retail use, subject to any necessary planning consent.

\*Reception Area \*4 Rooms \*Rear WC \*Kitchen Area

**Reception Area:** 5.02m (16'6) x 2.88m (9'5)

**Room 1:** 2.25m (7'5) x 3.02m (9'11)

**Room 2:** 2.46m (8'1) x 2.29m (7'6), large window to street

**Room 3:** 3.79m (12'5) x 2.56m (8'5), large window to street

**Room 4:** 5m (16'5) x 2.56m (8'5) incorporating kitchen area

**Note:** Total floor area - 49.38 m<sup>2</sup> approx (531 sq ft approx)

**Rear WC**

**Kitchen Area**

**Pedestrian access to the rear**

**Rateable Value:** £5,100

**Tenure:** Freehold

**Note:** There is no off street parking included with the property but there is generally ample roadside parking available in Parkhouse Road if required, (subject to time limitations).

## VIEWING

By appointment with Greenslade Taylor Hunt

Telephone 01643 706666

E-mail [minehead@chaninandthomas.co.uk](mailto:minehead@chaninandthomas.co.uk)



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**IMPORTANT NOTICE** For clarification we wish to inform the prospective purchasers that we have prepared these sales particulars as a general guide. 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 buying the property.