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*with*  
**CHANIN & THOMAS**

**Bagatelle**

High Street, Minehead, Somerset



# Bagatelle, High Street, Minehead, Somerset, TA24 8PY

An opportunity to acquire vacant shop premises situated in the centre of the village of Porlock.

**Guide Price £89,500**

## DESCRIPTION

The premises are currently occupied as a Childrens Toys/Clothing and Books business which could be continued if required by a purchaser and are arranged as follows:

## SITUATION

Porlock is a charming village which lies between Exmoor and the sea, sheltered by picturesque hills and within the Exmoor National Park. The village has an excellent range of everyday shopping facilities with the quaint hamlet and harbour of Porlock Weir approximately two miles away. West Somerset's premier coastal resort,

Minehead has a more comprehensive range of facilities and is approximately six miles, and the County town of Taunton which has mainline rail connections and access to the motorway network is approximately twenty six miles. For those who enjoy exploring the countryside, the Exmoor National Park, Brendon and Quantock Hills and many other renowned beauty spots of the areas are all close at hand.

## DIRECTIONS

From Minehead drive through the centre of the village and the property will be found on the left just after the Castle Hotel

## ACCOMMODATION

**Ground Floor Lock Up Shop:** 6.18m (20'3) x 4.85m (15'11) with rear stores, WC, lean to store

**Outside:** To the rear of the property there is a good sized garden

**Services:** mains electricity, water and drainage

**Tenure:** Leasehold - residue of 999 year lease

**Agents Note:** The one bedroom first floor flat above which is currently let on a 6 month assured shorthold tenancy could also be available to purchase by separate negotiation.



## VIEWING

By appointment with Greenslade Taylor Hunt

Telephone 01643 706666

E-mail

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

Website: [www.chaninandthomas.co.uk](http://www.chaninandthomas.co.uk)

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 91 This is how energy efficient the building is.



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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.