

CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

44 The Avenue, Minehead



Spacious Freehold Lock Up Shop Premises occupying a well established trading position in The Avenue area of the town with approximately 575 sq ft (53.5 m2) of shop accommodation along with rear Store Room/WC.

*Shop *Store Room/Cloakroom *Forecourt Area

Offers in the region of: £159,950

Ref: 981

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

44 The Avenue, Minehead, TA24 5AZ

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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 double fronted premises also have the benefit of a prominent forecourt area to the front. The property is of stone construction under a flat roof and the accommodation is arranged as follows:

Shop: frontage 4.31m (14'2) x depth 12.61m (41'4)

Store Room/Cloakroom: 4.31m (14'2) x 2.41m (7'11) with sink and low level WC

Outside: Forecourt area to the front

Services: mains electricity, water and drainage

Rateable Value: £9,200

Tenure: Freehold

Agents Note: The property is currently occupied as a well established Nursery Children Clothing and Accessories business and this use could be continued of course if required

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

EPC TO BE ADDED