

On instructions of
Co-op Group Property

FOR SALE – FORMER FOOD STORE AND VACANT RETAIL UNIT

**22 The Avenue,
The Parade,
MINEHEAD - TA24 5AZ**

- Large former supermarket site and vacant retail unit in busy town centre
- Includes 31 parking spaces
- Total site area of 1.01 acres (0.41 hectares)
- Freehold
- Suitable for investors or owner occupiers
- Seeking offers in the region of £1,750,000



**Hartnell
Taylor Cook**

SUBJECT TO CONTRACT

FOR SALE

22 The Avenue, The Parade, Minehead TA24 5AZ

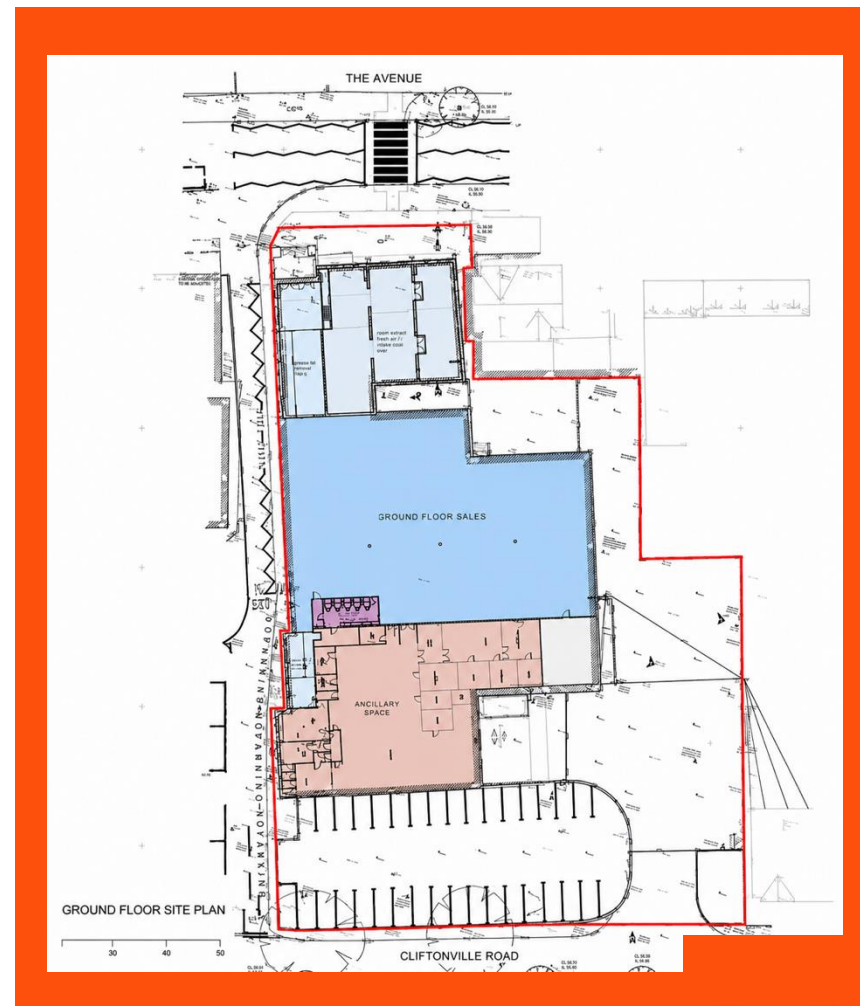
Location

Minehead is a busy seaside town on the Somerset coast and in close proximity to Exmoor National Park. Minehead has a population of approximately 12,000, which increases significantly over the summer months.

The subject property occupies a prominent position within the town on The Avenue, Minehead's main commercial thoroughfare, which hosts a mix of independent retailers, cafés, pubs, and essential services including banks, chemists, convenience stores, and local shops.

Minehead is served by the A39, providing direct road links to Taunton (approximately 22 miles east) and the wider Somerset region. Regular bus services operate along The Avenue, offering convenient access for both residents and visitors.

Minehead is home to a major Butlins Holiday Resort, which brings several thousand additional visitors to the town throughout the year, significantly boosting footfall for local retailers.



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Description

The property comprises a purpose-built supermarket with a vacant retail store adjacent, occupying a prominent position fronting The Avenue, Minehead's principal commercial thoroughfare. The store was constructed in the 1980s and is arranged to provide a broad, highly visible retail frontage with level access, leading into a large, open-plan sales area supported by ancillary storage, staff accommodation and servicing facilities to the rear. The building sits beneath a pitched roof with service access positioned along the eastern elevation for goods deliveries. Customer parking is provided immediately behind the store, with a dedicated surfaced car park offering approximately 30 spaces, accessed directly from The Avenue via a shared service road.

Accommodation

Former Food Store:			Vacant Retail Units		
Ground Floor Sales	9,450 sq ft	878 sq m	Ground floor space	3,792 sq ft	352 sq m
Ground Floor Ancillary	5,790 sq ft	538 sq m	First Floor	881 sq ft	81 sq m
TOTAL SITE AREA	1.01 acres	0.41 hectares			

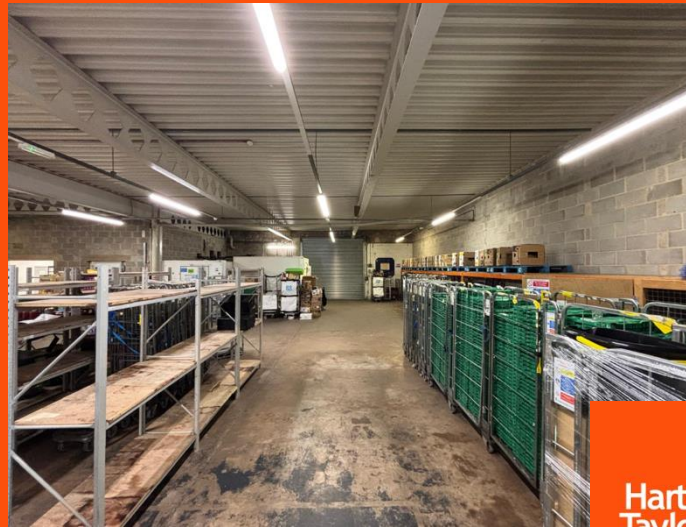
Business Rates

Rateable Value (Food Store): £208,000

Rateable Value (Retail Units): £33,500

Tenure

Available on a freehold basis. The boundaries of the site are outlined in red on the OS extract for identification purposes only.



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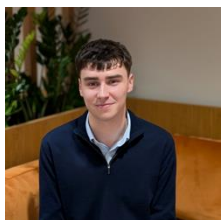
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Sale by Private Treaty

We are instructed to seek offers in the region of £1,750,000 (One Million, Seven Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT.

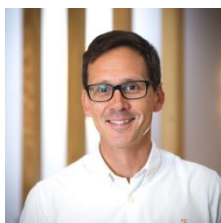
Viewings

Viewings are strictly by prior appointment only through the agents using the contact details below.



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Graduate Surveyor

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SUBJECT TO CONTRACT

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