



Taunton 22 Canon Street
Taunton
Somerset TA1 1SW
Telephone 01823 333075

Email taunton@cluff.co.uk

Bridgwater Second Floor
11a Cornhill
Bridgwater
Somerset TA6 3BU

Telephone 01278 439439

Facsimile 01278 446823

Email bridgwater@cluff.co.uk

Web www.cluff.co.uk

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All negotiations concerning the property are to be conducted through the offices of Cluff Commercial.

Viewing: strictly by appointment through the Agent

**WORKSHOP PREMISES
PARKHOUSE ROAD
MINEHEAD
SOMERSET
TA24 8AB**

WORKSHOP PREMISES WITH PARKING

APPROXIMATELY 3,333sqft (310m²)

TO LET



LOCATION

The property is situated on Parkhouse Road close to the centre of Minehead. From the Wellington Hotel in the centre of town turn left to the Parade Parkhouse Road is found on the left-hand side. The property is currently trading as Exmoor Classic Cars Museum.

DESCRIPTION

The property is a single storey workshop dating from the 1960's originally constructed for use by British Telecom for vehicle maintenance.

The property has a main workshop area in two bays, the main bay having twin sliding shutter doors with an archway to the end bay which has a further shutter door. The ceiling height within the main unit is approximately 17'6". To the end of the unit is a ground floor office/ancillary area with W.C and small kitchenette to the frontage. Above this is a mezzanine balcony/storage area.

The property has three phase power, strip lighting and a gas fired heating system although this is in use at the present time and no guarantees are made as to its operation. To the frontage of the premises is a car parking area within a yard shared with the adjoining Telephone Exchange.

ACCOMMODATION

Main workshop area	1,677sqft
End workshop bay	837sqft
Ancillary ground floor	425sqft
Mezzanine/first floor	394sqft
Building total	3,333sqft

BUSINESS RATES

Rateable Value	£9,750	2007/2008
Rates Payable	£4,329	2007/2008

RENT

£17,500 per annum.

LEASE TERMS

The property is offered To Let by way of a new 10 year lease on full repairing and insuring terms incorporating 3 yearly rent reviews.

LEGAL COSTS

The ingoing tenant to be responsible for the landlords reasonable legal costs.

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