



## SITUATION

Occupying a prominent trading position in the heart of this busy town centre, fronting Wellington Square at the junction with The Parade, less than 1/2 a mile from the Seafront. Nearby multiple occupiers include **Superdrug, Argos, Boots, WHSmith, Greggs, M & Co., McColl's, HSBC, Santander, Trespass, Specsavers** as well as a variety of independent retailers.

Minehead is a popular seaside town, which is home to **Butlins**, located approximately 20 miles north-west of Taunton, enjoying good road access to the M5 (Junction 23) via the A39.

## PROPERTY

An unbroken retail parade comprising **6 Ground Floors Shops** each with internal access to **Ancillary Accommodation** on the first floor, together with separate side and rear access to **4 Self-Contained Flats** planned on the second floor.

The property includes a large **Service Area** at the rear, providing access for deliveries and parking.

Each Shop tenant is allowed 2 parking spaces.

**VAT is NOT applicable to this Lot**

## FREEHOLD



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**£129,815** per annum

The Surveyors dealing with these properties are **Jonathan Ross** and **Elliott Greene**

For legal documents, please refer to page 8 of this catalogue

**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

### Vendor's Solicitors

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## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2a Wellington Square	<b>Ground Floor Shop</b> Internal Width 23'9" Shop Depth 54'10" Area Approx. 1,175 sq ft <b>First Floor Ancillary</b> Not used - staircase removed	<b>Done Brothers (Cash Betting) Ltd</b> t/a Betfred (Having over 1,300 branches)	15 years from 7th April 2003	£16,700	FRI <b>Holding Over.</b> Landlord has offered a new 5 year lease at £16,700 p.a.
No. 2 Wellington Square	<b>Ground Floor Shop</b> Internal Width 30'2" Shop Depth 39'9" Area Approx. 1,235 sqft <b>First Floor Ancillary</b> Area Approx. 885 sq ft	<b>Costa Limited</b> (Acquired by The Coca-Cola Company in 2019) (T/O for Y/E 28/02/19 £1.34bn, Pre-Tax Profit £139.5m and Shareholders' Funds £528.1m)	10 years from 14th October 2013	£28,000	FRI <b>The 2019 Break Clause was not exercised.</b>
No. 4 Wellington Square	<b>Ground Floor Shop</b> Internal Width 17'2" Shop Depth 44'6" <b>First Floor Ancillary</b> Area Approx. 350 sq ft	<b>Century 21 Mobiles Limited t/a Fone Revive</b> (Having 32 branches) (visit: <a href="http://www.fonerevive.co.uk">www.fonerevive.co.uk</a> )	10 years from 1st January 2017	£14,500	FRI <b>Rent Review &amp; Tenant's Break 2022</b>
No. 6 Wellington Square	<b>Ground Floor Shop</b> Internal Width 17'2" Shop Depth 44'6" <b>First Floor Ancillary</b> Area Approx. 350 sq ft	<b>Church of England Children's Society</b> (Charity Shop with over 100 branches)	10 years from 21st June 2011	£14,500	FRI
No. 8 Wellington Square	<b>Ground Floor Shop</b> Internal Width 17'2" Shop Depth 44'6" <b>First Floor Ancillary</b> Area Approx. 350 sq ft	<b>B. K. Ratcliffe t/a Butterflies Café</b>	10 years from 4th December 2015	£14,500	FRI <b>Rent Review December 2020</b>
No. 10 Wellington Square	<b>Ground Floor Shop</b> Internal Width 17'2" Shop Depth 44'6" <b>First Floor Ancillary</b> Area Approx. 350 sq ft	<b>Cats Protection Trust Ltd (Charity Shop with 135 branches)</b> (visit: <a href="http://www.cats.org.uk">www.cats.org.uk</a> )	5 years from 25th September 2018 ( <b>Renewal of a previous Lease</b> )	£14,000	FRI <b>Tenants Break 24th September 2020 on 6 months notice</b>
3 Wellington Sq Second Floor Flat <sup>1</sup>	2 Beds, Living Rm, K & B (GIA Approx. 515 sq ft)	<b>Individual</b>	1 year from 30th Oct 2019	£6,000	AST <b>£576 Rent Deposit.</b>
5 Wellington Sq Second Floor Flat <sup>1</sup>	2 Beds, Living Rm, K & B (GIA Approx. 560 sq ft)	<b>Individual</b>	1 year from 7th July 2019	£7,245	AST <b>£550 Rent Deposit.</b>
7 Wellington Sq Second Floor Flat <sup>1</sup>	2 Beds, Living Rm, K & B (GIA Approx. 680 sq ft)	<b>2 Individuals</b>	1 year from 24th Sept 2019	£7,440	AST <b>£550 Rent Deposit.</b>
15 Tythings Ct Second Floor Flat <sup>1</sup>	2 Beds, Living Rm, K & B (GIA Approx. 690 sq ft)	<b>Individual</b>	1 year from 3rd Nov 2019	£6,930	AST <b>£525 Rent Deposit.</b>
				<b>Total:</b> <b>£129,815</b>	

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from the EPCs.