2-10 Wellington Square, Minehead, Somerset TA24 5NH



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 ½ 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

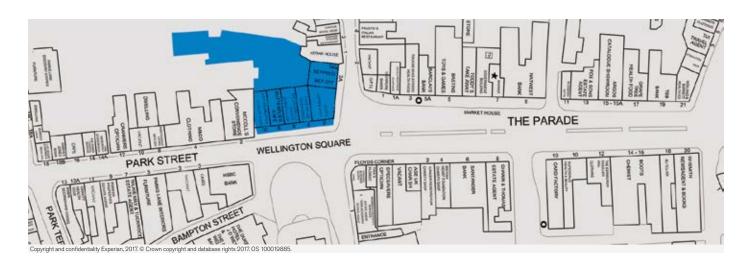
An unbroken retail parade comprising 6 Ground Floors Shops each with internal access to Ancillary Accommodation on the first floor, together with separate side and rear access to 4 Self-Contained Flats planned on the second floor.

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



£129,815

Vendor's Solicitors

Penman Sedgwick LLP Tel: 01923 225212 Ref: Stephen Carew Email: scarew@penmansedgwick.com



TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2a Wellington Square	Shop Depth 54	9'9" 1'10" oprox. 1,175 sq ft y	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 1,300 branches)	15 years from 7th April 2003	£16,700	FRI Holding Over. Landlord has offered a new 5 year lease at £16,700 p.a.
No. 2 Wellington Square	Shop Depth 39 Area Ap First Floor Ancillary)'2" 9' 9" oprox. 1,235 sqft	Costa Limited (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 The 2019 Break Clause was not exercised.
No. 4 Wellington Square	Shop Depth 44 First Floor Ancillary	''2" 1'6"	Century 21 Mobiles Limited t/a Fone Revive (Having 32 branches) (visit: www.fonerevive. co.uk)	10 years from 1th January 2017	£14,500	FRI Rent Review & Tenant's Break 2022
No. 6 Wellington Square	Shop Depth 44 First Floor Ancillary	''2'' 1'6"	Church of England Children's Society (Charity Shop with over 100 branches)	10 years from 21st June 2011	£14,500	FRI
No. 8 Wellington Square	Shop Depth 44 First Floor Ancillary		B. K. Ratcliffe t/a Butterflies Café	10 years from 4th December 2015	£14,500	FRI Rent Review December 2020
No. 10 Wellington Square	Shop Depth 44 First Floor Ancillary	"'2" 1'6"	Cats Protection Trustee Ltd (Charity Shop with 135 branches) (visit: www.cats.org.uk)	5 years from 25th September 2018 (Renewal of a previous Lease)	£14,000	FRI Tenants Break 24th September 2020 on 6 months notice
3 Wellington Sq Second Floor Flat ¹	2 Beds, Living Rm, K (GIA Approx. 515 sq		Individual	1 year from 30th Oct 2019	£6,000	AST £576 Rent Deposit.
5 Wellington Sq Second Floor Flat ¹	2 Beds, Living Rm, K (GIA Approx. 560 sq		Individual	1 year from 7th July 2019	£7,245	AST £550 Rent Deposit.
7 Wellington Sq Second Floor Flat ¹	2 Beds, Living Rm, K (GIA Approx. 680 sq		2 Individuals	1 year from 24th Sept 2019	£7,440	AST £550 Rent Deposit.
15 Tythings Ct Second Floor Flat ¹	2 Beds, Living Rm, K (GIA Approx. 690 sq		Individual	1 year from 3rd Nov 2019	£6,930	AST £525 Rent Deposit.
¹ Not inspected by B	arnett Ross. Areas tak	ken from the EPCs.			Total: £129,815	