



SITUATION

Located close to the junction with Summerland Road and Blenheim Road in the town's main shopping location and amongst such multiples as **Poundland, WHSmith, NatWest, Greggs, Superdrug, Holland & Barrett, The Works, Boots** and a host of local traders.

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

PROPERTY

A mid terraced building comprising a **Ground Floor Retail Unit with Ancillary Accommodation** on first and second floor levels.

In addition, the property includes a **Front Forecourt** and benefits from rear access via Summerland Road to a **Loading Area**.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	50'0"
Internal Width	46'10"
Built Depth	85'0"
Area	Approx. 4,325 sq ft ¹

First Floor Ancillary

Area	Approx. 2,963 sq ft ¹
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Second Floor Ancillary

Area	Approx. 330 sq ft ¹
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Total Area	Approx. 7,618 sq ft
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¹Area taken from VOA

TENANCY

The entire property is let on a full repairing and insuring lease to **Iceland Foods Limited (having approx. 970 branches)** (T/O for Y/E 28/03/2025 £4.118 bn, Pre-Tax Loss £900,000 and Shareholders' Funds £707m) for a term of 5 years from 28th January 2025 (**renewal of a previous lease – in occupation for at least 14 years**) at a current rent of **£55,000 per annum** exclusive.

Tenant's Break January 2028

£55,000 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

BSG Solicitors LLP

Tel: 020 8343 4411 Ref: Jeremy Swerner

Email: jeremy@bsgsolicitors.com



View from Summerland Road



Rear of Property

Internal view

