

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

Guide Price : £325,000

Auction –

end date 23<sup>rd</sup> June 2026 at 12.00 (noon)

35 & 35A The Avenue, Minehead, Somerset, TA24 5AY

3,286 Sq Ft  
(305.3 Sq M)

## Summary

- Rare opportunity to acquire freehold property in popular coastal town
- Mixed commercial & residential use
- Property comprises two commercial outlets plus maisonette
- Large garden area to rear of building
- Auction end date 23<sup>rd</sup> June 2026 at 12.00 (noon).
- Prominent position on The Avenue, a central town location
- Popular coastal destination
- Strong footfall throughout year from both resident population and tourism sector

### Location:

The property occupies a central position along The Avenue, the town's principal retail and commercial thoroughfare, benefiting from strong footfall throughout the year driven by both the resident population and the town's thriving tourism sector. Minehead is well known as the gateway to Exmoor National Park and remains one of West Somerset's most popular coastal destinations.

### Description:

A rare opportunity to acquire a prominently positioned freehold property situated within the heart of the busy seaside town of Minehead, close to a variety of national and independent retailers, cafés and amenities.

The building comprises two ground floor commercial units, let to established take-away/restaurants, with a self-contained maisonette let on an Assured Shorthold Tenancy, arranged over the upper parts. This well presented property now offers scope for a variety of potential uses including continued commercial occupation, mixed-use investment, or perhaps reconfiguration of the upper accommodation, subject to all necessary consents being obtainable.

Properties in this established trading location are rarely available and the sale therefore represents an attractive opportunity for investor seeking a well-located freehold asset within a popular coastal town.

### Accommodation:

All areas are approximate and from ratings details on a net internal basis.

|                | sq m         | sq ft        |
|----------------|--------------|--------------|
| 35 The Avenue  | 148.73       | 1,600        |
| 35A The Avenue | 156.60       | 1,686        |
| <b>Total</b>   | <b>305.3</b> | <b>3,286</b> |

### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

Contact the agents for details

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Values for the commercial units are £10,750 and £15,250 therefore making the approximate Rates Payable £4,106.50 and £5,825.50 respectively per annum for 2026/27.

The residential accommodation is shown as Council Tax Band B.

Interested parties are advised to confirm the rating liability with West Somerset council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

**COMMERCIAL: Refer to Legal Pack**

Two occupational leases:

Ziangs restaurant: 5-year lease from 7th October 2021 with current rents reserved of £15,000 per annum.

Fish & Chip restaurant: 22nd July 2021 with current rents reserved of £13,200 per annum.

**RESIDENTIAL: Refer to Legal Pack**

Subject to an assured shorthold tenancy agreement with current rents reserved of £500 per calendar month. Please refer to auction legal pack for further information.

The freehold of the property is available by auction.

**Auction end date 23<sup>rd</sup> June 2026 at 12.00 (noon).**

Auctioneers notes:

Auction type: Traditional

†Traditional auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

\* Pricing Information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo PropTech and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

### CONTACT THE AGENT

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