

MINEHEAD

AUTO REPAIR BUSINESS WITH
GARAGE PREMISES AND
STORAGE / SALES BUILDINGS
WITH DEVELOPMENT POTENTIAL



FOR SALE

3,895 FT² / 361.67 M²



**5, 5a & 7 QUIRKE STREET
MINEHEAD TA24 5TZ**

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LOCATION

Quirke Street is a mixed commercial and residential road off Friday Street located close to the centre of Minehead within easy walking distance of the main retail and leisure occupiers and with quick access to the A39(T). Minehead is the principal commercial centre in West Somerset with a population of 12,000 (2011). The town has a wide range of businesses serving the local area and, in particular, the leisure industry for which the town is best known.

Junction 23 of the M5 Motorway at Bridgwater is 28 miles to the east and Junction 25 at Taunton is 25 miles. Nearby occupiers include Minehead Radio, Stuarts, Richard Beavor Garage and Neil Arnold Tyres.

DESCRIPTION

The site provides a mix of showroom, repair workshop and storage space in 3 self-contained sections each accessed off a secure, tarmac surfaced yard and parking area.

5 Quirke Street is a small, single storey showroom/display building with street frontage.

5A Quirke Street is a purpose built vehicle repair workshop with sliding / folding steel access doors, concrete floors, lighting and power.

7 Quirke Street has road frontage and is a two-storey brick building providing ancillary space to the workshop at the rear, a central showroom area and office / amenity areas to the front. The first floor had been used for storage.

The property is available with the business trading as T Townsend Engineering and has the following features:

- Established motor repair business including MOT testing.
- Consistently profitable business with a long-established customer base.** Garage equipment. Further details available on request.
- Considerable scope for reconfiguration of the premises to expand the business facilities.
- Potential for conversion or redevelopment for residential use – subject to a future owner obtaining consents.
- Potential to let 7 Quirke Street for retail or other commercial uses.
- Site area: 378m² - 0.09 acres. Car parking spaces are provided within the gated yard

FLOOR AREAS

	Size M ²	Size FT ²
5 Quirke Street		
Showroom/office	13.4	145
5A Quirke Street		
Car repair workshop	138.81	1,495
Mezzanine office and welfare area	<u>28.75</u>	<u>310</u>
Total	167.50	1,805
7 Quirke Street		
Ground Floor Showroom / office	89.70	965
First Floor Offices	<u>91.01</u>	<u>980</u>
Total	180.71	1,945
TOTAL	361.67	3,895

All areas are Gross Internal Floor Areas. Imperial figures are rounded.

PRICE

The freehold interest in the property is available along with the business assets. Proposals for the business with a leasehold interest will be considered as will proposals for the freehold with vacant possession.

PRICE: £225,000

The price is exclusive of VAT. The premises are exempt and the business is to be sold on a Transfer of a Going Concern basis.

RATES & ENERGY PERFORMANCE

5 Quirke Street	Shop	£940	EPC Band:	G
5A Quirke Street	Vehicle Repair Workshop & Premises	£8,200	EPC Band:	F)
7 Quirke Street	Warehouse & Premises	£4,350	EPC Band	F)

LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

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