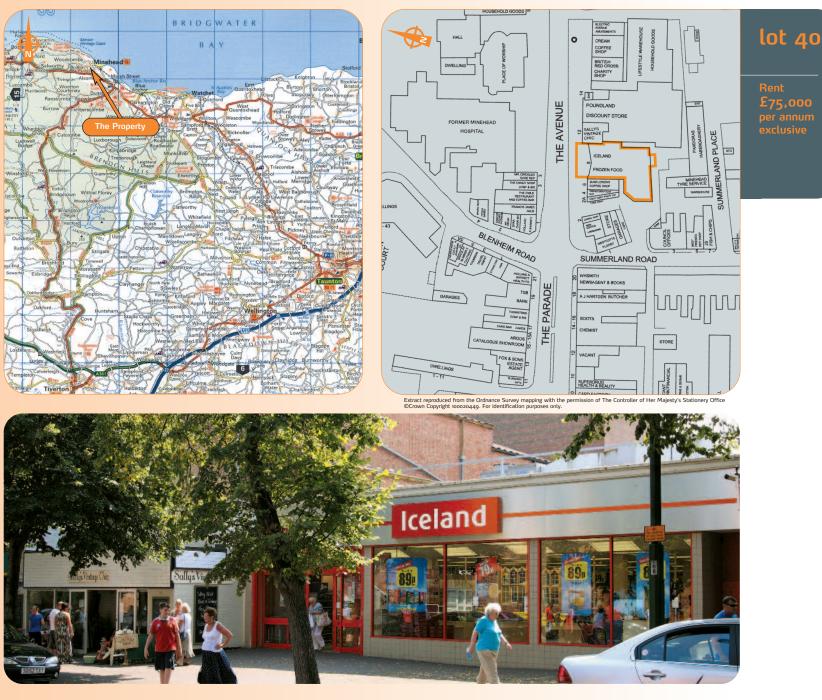




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Location

Miles: 25 miles north-west of Taunton 45 miles north of Exeter Roads: A39, A396 Rail: Taunton Rail Air: Exeter International

Situation

Minehead is a coastal town in Somerset and home to the Butlins Holiday Park which attracts several thousand tourists every year. The property is situated within the town centre on the southern side of The Avenue, close to its junction with The Parade. Nearby occupiers include Poundland, WH Smith, Co-operative Supermarket, TSB Bank and Boots Chemist.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground Mezzanine First Second	Retail Storage Storage/Office Staff Room/Ancillary	401.79 sq m 78.10 sq m 275.25 sq m 30.70 sq m	(4,325 sq ft) (841 sq ft) (2,963 sq ft) (330 sq ft)	ICELAND FOODS LIMITED (1)	35 years from 11/05/1989 until 26/06/2024 on a full repairing and insuring lease	£75,000	25/06/2019
Totals		785.84 sq m	(8,459 sq ft)			£75,000	

Description

VAT is applicable to this lot.

Six Week Completion

Tenure Freehold.

(1) For the year ending 28th March 2014, Iceland Foods Limited reported a turnover of £2,699,261,000, pre-tax profits of £173,932,000 and a total net worth of £364,657,000. (Source: www.riskdisk.com 30/07/2014).

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Associate Auctioneers: Fawcett Mead

Fawcett Mead 15-17 Great Portland Street, London WiW 8QA. Tel: +44 (o)20 7182 7481. Email: james@fawcettmead.co.uk Ref: James Mead.



The property comprises a retail unit over ground, mezzanine, first and second floors and benefits from access and loading off Summerland Road.

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