



1C BRUNEL WAY

Minehead, Somerset, TA24 5BY

£7500 RENTAL PER ANNUM + VAT
LEASEHOLD



A light industrial unit of approximately 732 sq. ft located on Minehead Enterprise Park suitable for a variety of uses, subject to any necessary planning consent with W.C and parking.

Key Features

- 732sq ft Mid terrace light industrial unit
- Suitable for a range of uses (subject to planning)
- Separate WC
- Allocated parking space
- New FRI 3 year lease
- Rental of £7,500 per annum

AGENTS NOTE

The property is VAT registered, and the landlord has opted to charge VAT on the rental price.

A service charge of 12.5% is applied to cover maintenance of the common areas as well as any external repairs. For any new tenancy, a three month rental deposit will be required

THE PREMISES

The premises comprise of a mid-terrace light industrial unit forming part of a block of four on a small estate of eight units. The single storey lock up unit of 732 sq. ft is suitable for a variety of uses, subject to any necessary planning consent and offers a separate W.C, fire door rear access and parking space outside.

LEASE

The premises are offered on the basis of a new 3 year lease with internal repairing and insuring terms at a commencing rental price of £7,500 per annum + VAT. An incoming tenant will need to provide proof of ID, 3 months bank statements and trade/professional references for Landlords approval.

SERVICES

Mains electricity, water and drainage. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

VAT

We understand that our client **has** opted to charge VAT. All interested parties should make their own enquiries of HMRC.

VIEWING

Strictly by appointment through the selling agents.

RATEABLE VALUE

£6,000 UBR. As of April 2026, the Uniform Business Rate (UBR) multipliers are 43.2p in the pound for properties with a Rateable Value below £51,000 and 48.0p for properties at £51,000 or above. The Rateable Value has been obtained from the Valuation Office Agency at the time these details were prepared. Prospective occupiers should verify the current Rateable Value and multiplier with the Valuation Office Agency or via the GOV.UK website.

Small Business Rate Relief (up to 100%) may apply for properties with a Rateable Value below £12,000, subject to eligibility and local authority assessment.

THE AREA

Situated on the ever popular Minehead Enterprise Park convenient for the town centre and seafront with easy access off Seaward Way.

The town is a busy tourist resort with a population of around 12,000 inhabitants and is often referred to as the western gateway to Exmoor National Park. Taunton and Bridgwater are 25 miles away both with M5 motorway junctions and mainline rail connections.

DIRECTIONS

From our Minehead office proceed down through the town towards the sea front. Continue along the seafront towards Butlins taking the second exit at the roundabout into Seaward Way. At the next roundabout take the second exit into Vulcan road and the next left into Brunel way and first left into the estate where the premises will be found on the left.

LEGAL ADVICE

We strongly recommend that a tenant takes independent legal advice and instructs solicitors to act on their behalf. Each party bears their own legal costs unless otherwise stated.

PLANNING

It is the responsibility of the proposed tenant to satisfy for themselves independently that their intended use complies with existing planning permission by contacting the local council planning department. The cost of any change of planning use is the tenant's responsibility

LEASE TERMS

All leases are on full repair and insuring (FRI) terms unless otherwise stated.

View this property

Please contact our Minehead and Exmoor Office on
01643 706917

**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**

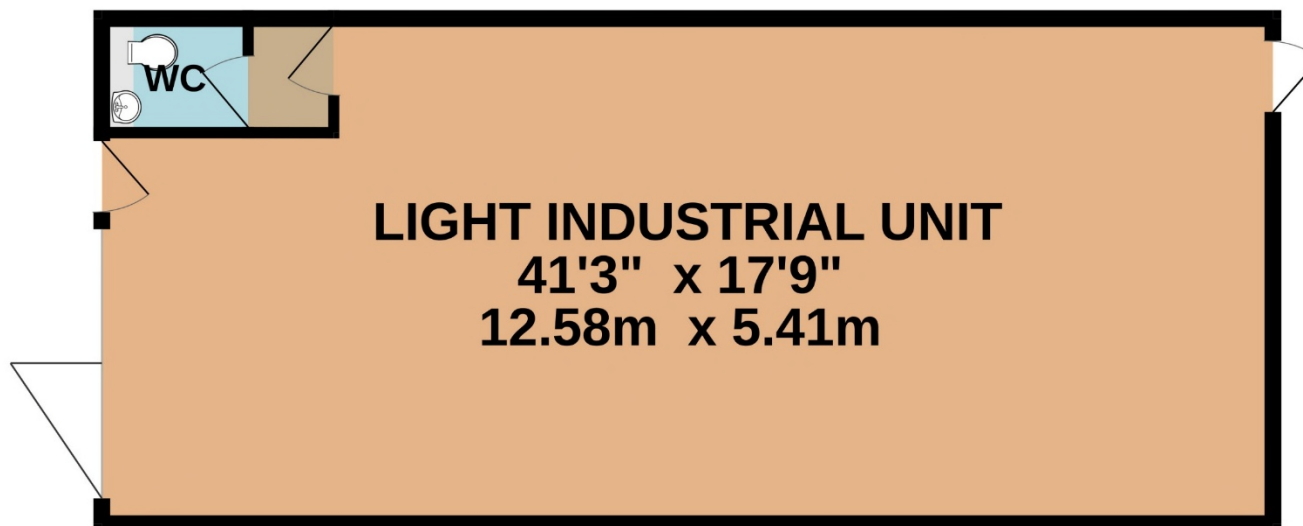


A century of caring for your
happiness and your *home*.

Viewing

Please contact our **Minehead and Exmoor** office on **01643 706917** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

