



2A WELLINGTON SQUARE Minehead, Somerset, TA24 6JZ

£18,000 RENTAL PER ANNUM



A lock up shop premises located in the heart of the town centre, combining a strong trading position with approximately 1000 sq ft of accommodation including useful facilities for both staff and customers.

Key Features

- Lock up Town centre shop premises
- Excellent trading position
- Approx 1000 sq. ft of ground floor commercial space
- Suited to a range of business uses, subject to consent
- Separate staff and customer toilet facilities
- Staff kitchenette
- Rear access together with a parking space

The Area

The premises occupy a central town centre position, well placed for businesses looking to benefit from an established commercial setting and the activity generated by surrounding shops and services. Being immediately next to Costa provides a recognisable neighbouring occupier and adds to the prominence of the position. A town centre location can suit a broad range of businesses seeking convenient access for customers, staff and deliveries, while the surrounding commercial environment supports regular pedestrian activity throughout the working day. The property therefore offers a practical base for an occupier wanting to establish or strengthen a presence within the centre of the town.

Overview

Positioned in the heart of the town centre, this ground floor shop premises combines a strong trading location with approximately 1000 sq ft of accommodation including useful facilities for both staff and customers.

Minehead, with a resident population of approximately 11,000, enjoys a significant seasonal increase as one of Somerset's most popular coastal holiday destinations. The town boasts a vibrant and prosperous centre, home to an appealing mix of independent traders and well-known national retailers ensuring a steady flow of both local and visitor trade throughout the year.

The premises benefit from a prominent position immediately next to Costa, helping to place the property within an established commercial environment with regular town centre activity. The principal accommodation provides a substantial retail area capable of supporting a variety of business layouts and uses, subject to any necessary planning or regulatory requirements.

Zone A 45.6 sqm (490sqft)

Zone B 33.4 sqm (360 sqft)

Zone C 9 sqm (86sqft)

Together with staff kitchenette and toilet and two customer toilets.

Rear access provides an additional point of entry and is particularly useful for servicing, deliveries or staff access where appropriate. A parking space is also available to the rear, adding a valuable practical feature for a town centre commercial property.

LEASE

A new full repairing and insuring lease for a term of 10 years, subject to upward only rent reviews at the end of each 5th year.

ANNUAL RENT

£18,000 per annum exclusive of rates and other outgoings.

Business Rates

£18,000 UBR, as of April 2026, 47.9p in the £. Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure.

VAT: We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

Directions

From our office in Friday Street turn right and right again into The Parade and the premises will be found immediately on the left adjoining Costa.

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. Services and Utilities

Services and Utilities

Mains water, drainage and electricity.

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>

View this property

Please contact our Minehead and Exmoor Office on
01643 706917

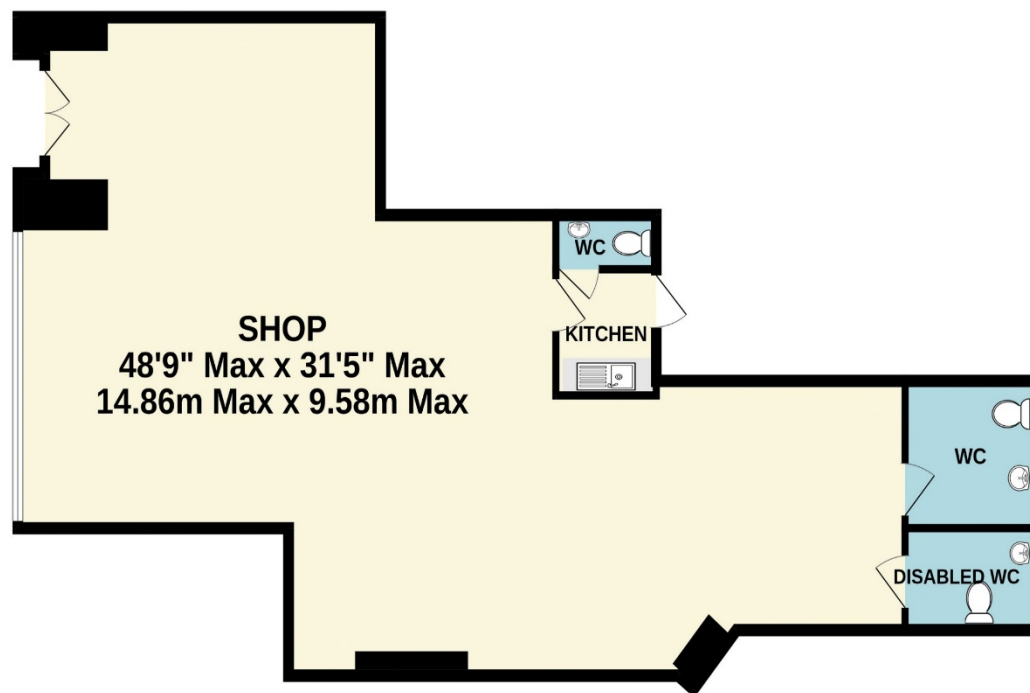
**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



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

Viewing

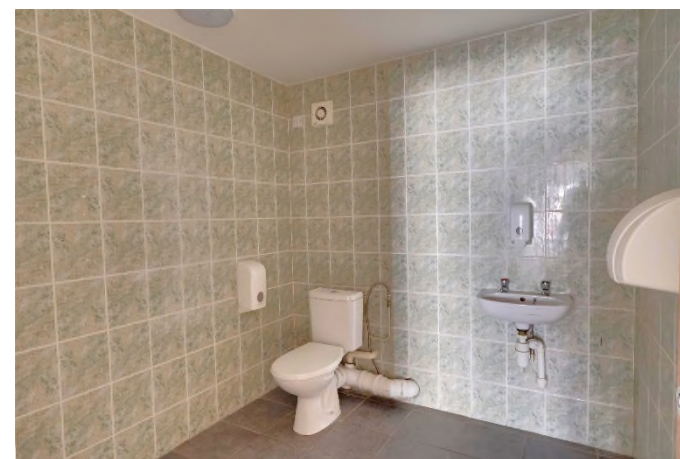
Please contact our **Minehead and Exmoor** office on **01643 706917** if you wish to arrange a viewing appointment for this property or require further information.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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.

Made with Metropix ©2026



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>

