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Café, Business and Maisonette For Sale

The Wheelhouse Snack Bar, 41 The Avenue, Minehead, TA24 5AY

Key Facts

- Prominent position fronting Mineheads main retail thoroughfare.
- Ground floor café and separately accessed four bedroomed maisonette.
- Well appointed property with external seating to front.
- Established business averaging circa £80,000 per annum turnover.
- Freehold. Guide price £375,000.

Location

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park within access of some of the country's best moorland and woodland. Numerous walks and country pursuits are close at hand as are the West Somerset and North Devon coastlines and many well known attractions.

The premises are prominently located fronting The Avenue, Minehead's principle shopping street. The town provides a variety of shopping facilities and a regular local bus service throughout the year. The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the county town of Taunton some 25 miles away. Taunton has extensive shopping and leisure facilities whilst benefitting from direct access to the M5 motorway.

Description

The property is arranged over ground, first and second floors. The Wheelhouse Snack Bar and Café on part of the ground floor with Shades hairdressers adjacent. The hairdressers is sold off on a long lease but included within the freehold title.

The café and snack bar comprises a main dining area, a kitchen and WC's whilst benefiting from a large external seating area.

A separately accessed maisonette on the upper floors is arranged as a kitchen, an open plan living and dining room and bathroom on the first floor with three double bedrooms and a single bedroom at second floor level. There is a roof terrace to the rear accessible from the first floor of the maisonette.





Floor Areas

We calculate the floor areas to be as follows:-

Ground Floor (Net Internal Area)

Sales	33.90 sq m.	365 sq ft.
Kitchen	15.06 sq m.	162 sq ft.
Total	48.96 sq m.	527 sq ft.
External Seating	42.17 sq m.	455 sq ft.

First & Second Floor Maisonette (Gross Internal Area)	133.46 sq m.	1,436 sq ft.
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The Business

This is a retirement sale, our clients having traded from these premises as a successful café for the past 29 years. Prior to this the property was a café as well.

The business benefits from established local and seasonal trade providing income all year round whilst attracting customers from the seafront being the northern end of The Avenue with south facing seating to the front.

Trading accounts between 2017 and 2020 show an average turnover of £83,266, all four years being in excess of £80,000. Gross profits average £60,450 per annum over this same period with 2020's turnover of £82,261 and gross profit of £59,751 showing a healthy business despite the affects of the pandemic. Copies of the accounts are available to seriously interested parties following viewings.

The business is for sale as a going concern with the freehold interest in the property, this to include the cafes fixtures, fittings, furniture and equipment.





Services

Mains electricity, water, gas and drainage are connected.

Rates

Ground Floor

Rateable value:- £7,500 per annum.

Small business rates relief of up to 100% is available to some occupiers of premises with rateable values less than £15,000 per annum.

First and Second Floors

The maisonette falls within Council Tax Band:- C.

Energy Performance Certificate

The premises' have an Asset Rating of E108. A full copy of the EPC is available upon request.

Price

The property, business and all fixtures and fittings are available freehold subject to the adjacent ground floor shop sold on a long lease at a guide price of £375,000.



Viewing

Strictly by appointment by sole agents:

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