



1 The Esplanade

Minehead, Somerset

**Carter Jonas**

# 1 The Esplanade Minehead Somerset TA24 5BE

**Established holiday letting business of 7 self-contained apartments with sea views over Minehead Bay.**

Located in the town centre next to the Promenade and beach.

Within level walking distance of the main shopping street and of the West Somerset Steam Railway station.

Five of the apartments have panoramic sea views and comprise 2x 1-bedroom apartments, 3x 2-bedroom apartments and 2x 3-bedroom apartments.

The apartments have residential use but are currently used for holiday letting purposes.

Parking within a gravelled car park for 8/10 vehicles.

For sale as a whole by private treaty.



## Location

1 The Esplanade is located within Minehead town centre, within level walking distance of the main shopping area, including the seafront promenade, harbour and supermarkets. The property has panoramic sea views over Minehead Bay.

Minehead is home to the West Somerset Steam Railway which is a popular tourist attraction with the station located just over the road. The property is ideally situated to explore West Somerset and Exmoor National Park with its high open moorland such as Dunkery Beacon and its dramatic sea cliffs near Lynmouth, along with the West Somerset coastline including the picturesque coastal village of Porlock Weir and the harbour town of Watchet.

Dunster (2.5 miles away) is a popular tourist attraction with picturesque medieval village with its own original yarn market and National Trust castle. Minehead is known as the gateway to Exmoor and offers a full range of amenities and facilities including schooling, supermarkets and a golf club.

The county town of Taunton is 24 miles away to the south east and gives direct access onto Junction 25 of the M5 motorway and has a main railway station with London Paddington service.

## The Property

Five-storey, end of terrace Victorian property that has been divided up into seven apartments, all with residential use, but which have been run as a successful holiday letting business by a charity. The apartments are named after local West Somerset villages.

1 The Esplanade faces on to Minehead seafront and has panoramic views over the Bristol Channel towards Wales. All of the apartments have been refurbished and have gas central heating, except Exford.



## The Apartments

### Lower Ground Floor

Exford apartment is located on the lower ground floor. The accommodation comprises of a sitting room, kitchen/diner, 3-bedrooms and a wet room. (Sleeps 6)

### Ground floor

Dunster apartment is located on the ground floor and provides a sitting room, kitchen, two bedrooms and shower room. (Sleeps 4)

Allerford apartment is located on the upper ground floor and provides a sitting room, kitchen, bedroom and bathroom. (Sleeps 2)



**Second floor**

Hurlstone apartment is located over two floors and provides accommodation of an open plan sitting room, kitchen and dining area, bedroom and shower room. (Sleeps 2)

Bossington apartment located on the second floor provides a sitting room, kitchen/dining room, two bedrooms and bathroom. (Sleeps 4)



**Third Floor**

Porlock apartment located on the third floor providing a sitting room, kitchen/dining room, 3-bedrooms, bathroom and a separate WC. (Sleeps 6)

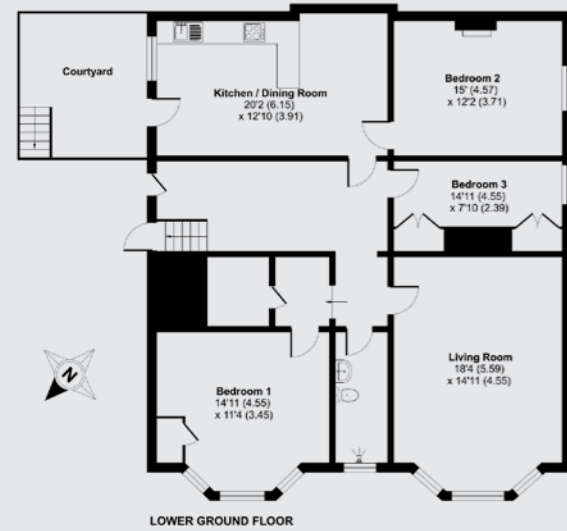
**Fourth Floor**

Selworthy apartment located on the fourth floor provides accommodation of a sitting room, kitchen/dining room, 2-bedrooms, bathroom and separate WC. (Sleeps 4)

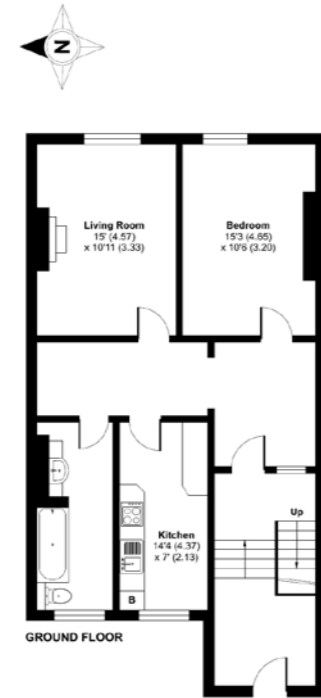


# Floor plan

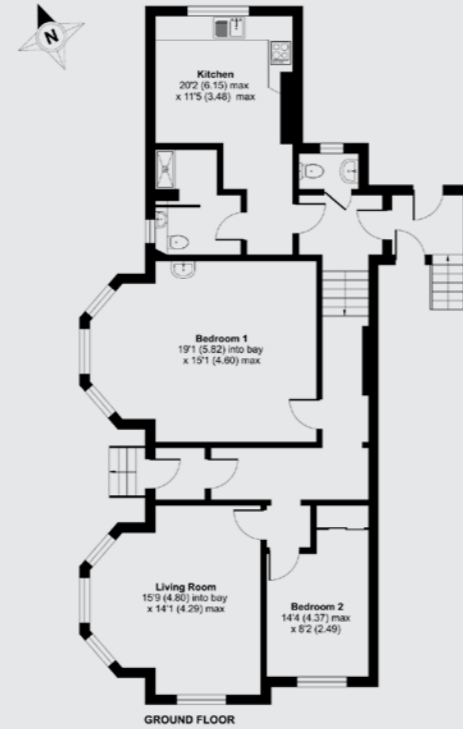
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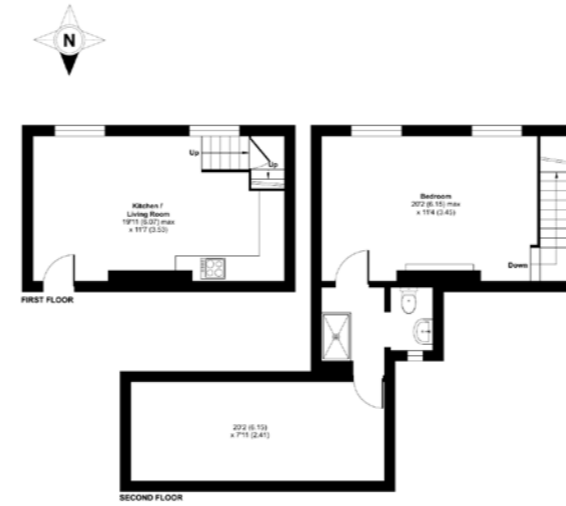
Exford



Allerford



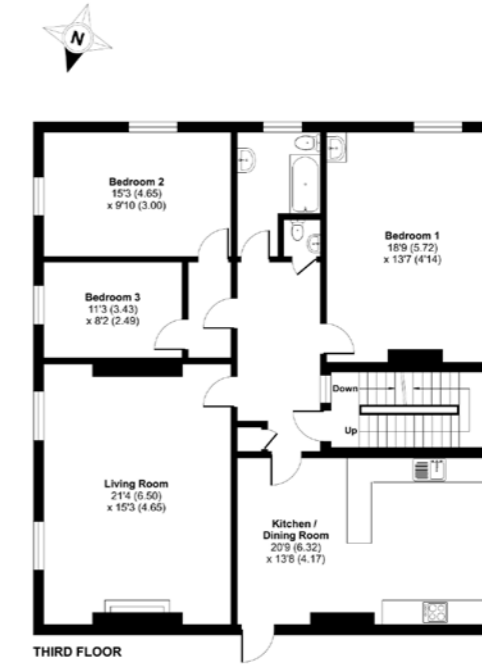
Dunster



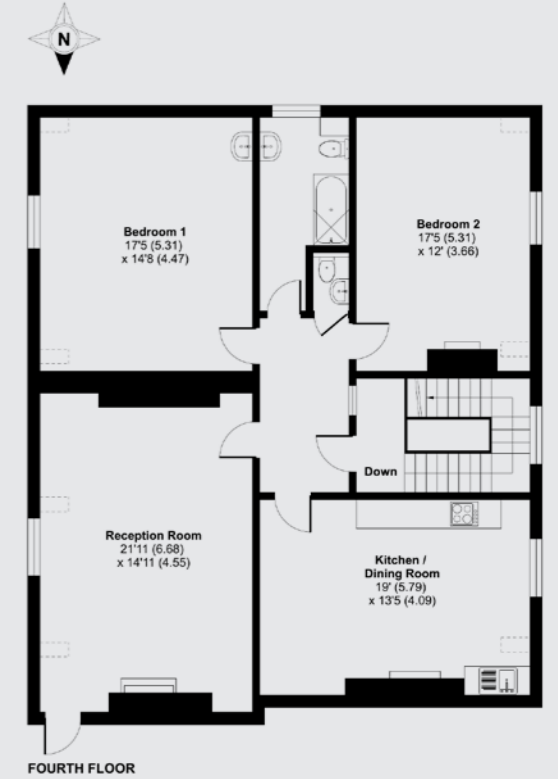
Hurlstone



Bossington



Porlock



Selworthy

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

## Outside

The property is accessed directly off The Avenue to a gravelled car park with space for approximately 8/10 vehicles. There is also pedestrian access directly onto The Esplanade and The Avenue.

To the front, side and rear of the property are gardens laid mainly to lawn with shrub borders.



## Method of sale

The property is offered by sale by private treaty inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

## Tenure & Possession

The freehold interest is offered for sale with vacant possession available on completion.

## Services

The property is serviced by mains electricity, gas, water and drainage.

## EPC Rating

Exford: F  
Allerford: C  
Dunster: C  
Hurlstone: D  
Bossington: C  
Porlock: C  
Selworthy: D

## Rateable Value

According to the Valuation Office, the premises has a rateable value of £12,000. Interested parties are advised to make their own enquiries.

## Local Authority

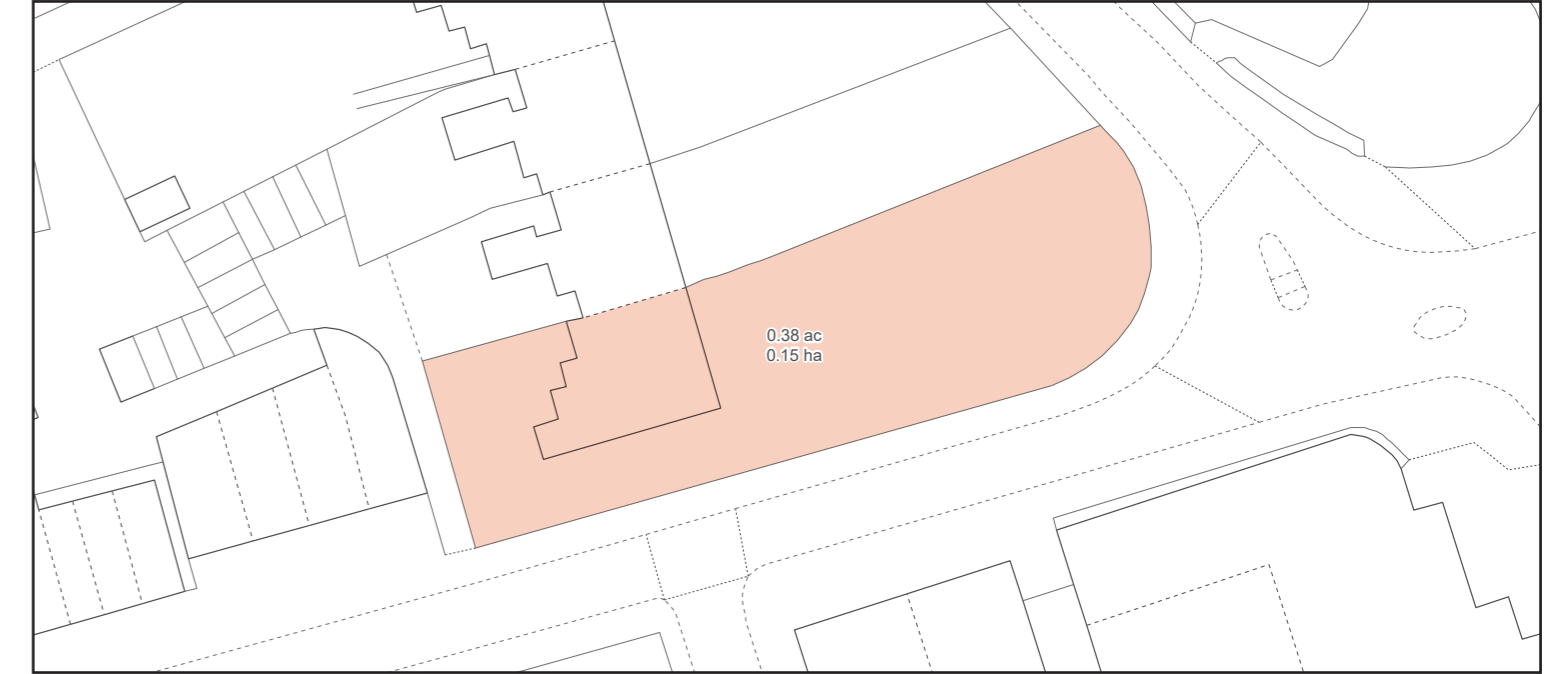
Somerset Council  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

## Viewings

Strictly by appointment with agents  
Carter Jonas, 01823 428 590.



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### Leisure

01823 428 590 | [leisure@carterjonas.co.uk](mailto:leisure@carterjonas.co.uk)

07968 216 596 | [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

### National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

One Chapel Place, London, W1G 0BG

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