



THE WHEELHOUSE RESTAURANT

APPLE
TREE
TEA
ROOMS

APPLE TREE TEA

TEA GARDEN

The Wheelhouse Restaurant

27 The Avenue, Minehead, Somerset, TA24 5AY



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**Impressive Detached Tudor Style Property in Fabulous Location
Long Established, Well Appointed Licenced Restaurant with Outside Seating
Commercial kitchen with Prep Area and Wash Up Room**

Exceptional Self-Contained 4 Double Bed Accommodation • Private Parking for 4 Cars and Outbuildings

LOCATION

The Wheelhouse Restaurant is located in the beautiful seaside town of Minehead on the edge of Exmoor in West Somerset. Minehead is a firm favourite as a holiday destination for families, couples and those using Minehead as a base to explore the wider area. The town itself has fabulous beaches, a historic harbour and a 14th Century 'Church on the Hill'. The nearby medieval village of Dunster with its Castle, Yarn Market, Tithe Barn and a wealth of listed buildings is a favourite place to visit for many tourists. The restaurant is positioned on the bustling and very pretty tree-lined Avenue which also boasts an excellent selection of independent shops, galleries and traditional seaside souvenir gift shops, convenience stores and other well-known retail outlets.

DESCRIPTION

The Wheelhouse is an impressive detached Tudor style building with large outside seating area to the front and exceptional owners' accommodation with fabulous roof terrace, parking and outbuildings to the rear. The ground floor restaurant offers an interior décor in style with the exterior of the building with quality fixtures and fittings providing an inviting and relaxed atmosphere for customers. The patio area provides the perfect location in which to enjoy the world go by sheltered by the canopy of the trees. The current owners operate the restaurant as a 'Lifestyle' business choosing to trade Tuesday – Thursday evenings from 5pm, opening for the lunch trade as well as evenings Friday & Saturday 11.30 – 2pm and Sunday Lunch only. The Wheelhouse reduces its trading hours to weekends only over the shoulder months of the year, closing for 6 weeks at the end of December. The spacious 4 double bed residential accommodation is exceptional and must be seen to be truly appreciated. The décor is to the same high stand as the restaurant and benefits from a large roof terrace accessed via the 2nd floor bedroom.

Ref No: 4265

£600,000 Freehold

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The premises comprises:-

GROUND FLOOR RESTAURANT

Spaciously providing covers for 44.

BAR SERVERY

With bespoke shelving to back bar.

EXTERIOR SEATING

To the front of the premises providing seating for 20. The patio is fenced and paved with rattan tables and chairs, umbrellas and outside heater.

COMMERCIAL KITCHEN

Immaculately clean and well equipped with a range of equipment to include:- Lincat four ring electric hob with oven under, 3 free standing deep fat fryers, Lincat chargrill with griddle, 6 pot bain-marie with hot cupboard under. Countertop double panini machine, 2 undercounter freezers with stainless steel worktop, 4 commercial microwaves, stainless steel pass, commercial extraction system. **PREP AREA** with 6 pot salad prep, Polar 3 door refrigerator, 3 further commercial microwaves. **TEA, COFFEE AND DESSERT PREP AREA**, stainless steel tables and shelving, large commercial sink unit with drainer, commercial microwave, hot kettle, push button coffee machine, ice machine, undercounter fridge and large upright freezer. Through to the rear.

WASH UP AREA

Commercial dishwasher, double sink unit with drainer, stainless steel prep tables, meat slicer and veg prep machine and blades and large upright fridge. Access to side passageway leading to rear exit and stairs to owners' residential accommodation.

PARKING

Access via a side lane, gated parking area for 4 vehicles. Outbuildings providing dry storage areas including fridge freezers. Rear access to the kitchen for deliveries.

RESIDENTIAL ACCOMMODATION

Sizable, superior accommodation, smartly decorated which must be viewed to be fully appreciated. Accessed from the rear of the premises. Stairs leading to the first floor.

DINING ROOM/SITTING ROOM/OFFICE AREA

Wall mounted electric wood effect fire. Double aspect to the side.

LIVING ROOM

With bay window to the rear, electric wood effect fire and large wood mantel in keeping with the building.

FULLY FITTED KITCHEN

Wall and floor mounted cupboards, induction hob with double oven under, extraction system, Haier American style fridge with freezer drawers below and integral dishwasher. Window with side aspect.

SHOWER ROOM

Modern shower cubicle with WC and wash hand basin. Heated towel rail.

BEDROOM 1

Large double bedroom with front aspect, double glazed and with fitted wardrobes.

Stairs to:-

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SECOND FLOOR

BEDROOM 2

Good size double room with double glazed doors leading out to the large roof terrace.

FAMILY BATHROOM

Bath with shower fitting, WC and wash hand basin. Heated towel rail.

UTILITY ROOM

With sink and plumbing for washing machine and tumble dryer. Floor cupboards, stainless steel sink with drainer and double-glazed window.

BEDROOM 3

Large double with secondary glazing and side aspect.

BEDROOM 4

Generous double with new wood double glazed window unit with front aspect.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £10,500. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

COUNCIL TAX BAND C

SERVICES

All main services are connected to the premises. CCTV, double glazed or 2nd glazed windows, gas central heating to the residential accommodation. Wall mounted A/C and heating unit in the restaurant.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

STOCK

Wet and dry stock and bar glassware in trade will be taken over by the purchaser at valuation on the day of completion.

EPC RATING C

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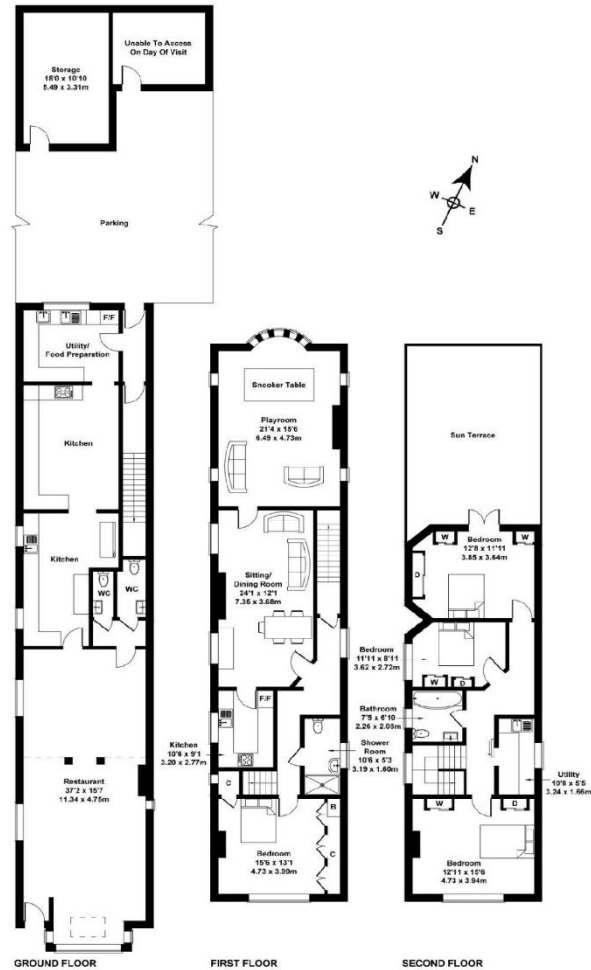


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Approximate Gross Internal Area
3574 sq ft - 332 sq m



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. While all efforts have been made to ensure its accuracy at time of print, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement

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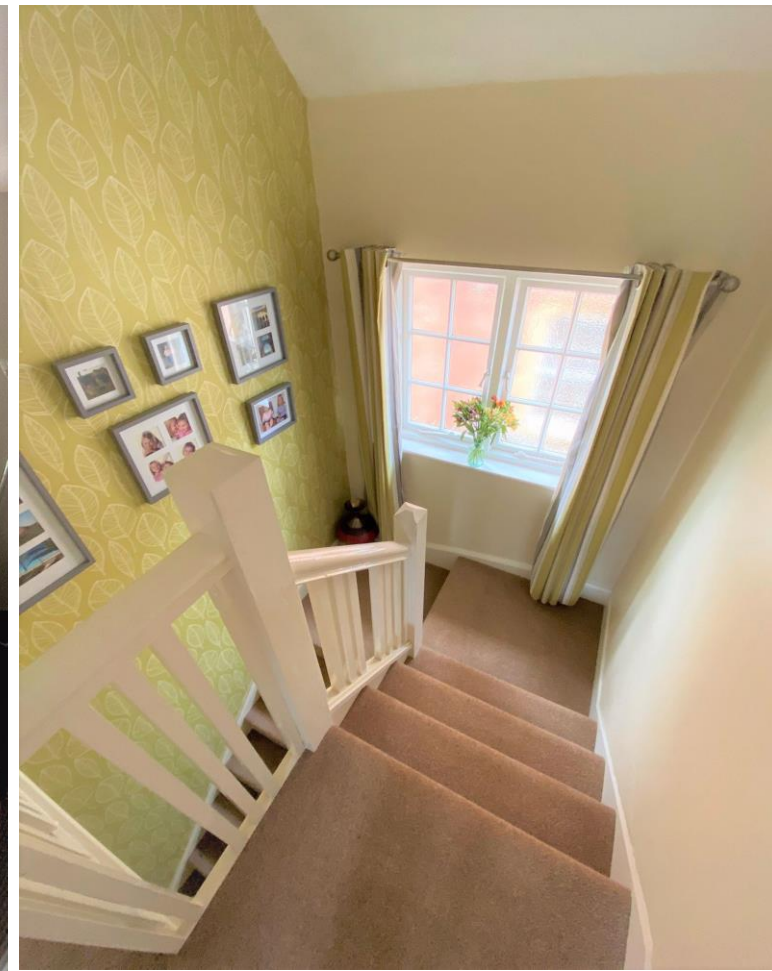




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