# **FOR SALE**



## Former Minehead Police Station

Minehead Police Station, 32 Townsend Road, Minehead, TA24 5RJ

Former Police Station redevelopment opportunity -0.84 Ac site with Class E Use for sale with Vacant Possession

**280 to 17,380 sq ft** (26.01 to 1,614.65 sq m)

- Development Opportunity
- Character Building
- Prominent location
- Site of Local Interest

# Former Minehead Police Station, Minehead Police Station, 32 Townsend Road, Minehead, TA24 5RJ

#### Summary

Available Size	280 to 17,380 sq f
EPC Rating	В

#### Description

The main building is of two storey brick construction with a mixture of timber and metal framed single glazed windows under a pitched roof. The property has an access road along the front and a car parking area to the side and rear. Within the building there are three open courtyard areas and a large integral garage.

The former police station comprises the whole ground and small section at first floor level with the balance of the building formerly the Magistrates Court and support uses including residential flats at first floor.

There is potential to create further GIA within the attic void.

#### Location

The property is located on Townsend Road, approximately half a mile south of Minehead Town Centre. Minehead is situated on the West Somerset coast, approximately 26.6 miles west of Bridgwater and 24.2 miles north west of Taunton. The national motorway network is accessed at either junction 23 of the M5 at Bridgwater or junction 25 of the M5 at Taunton. The Police Station is situated within a residential area.

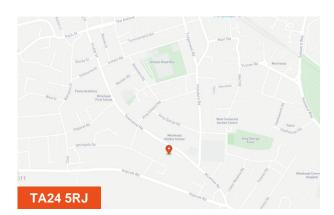
#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Garage	839	77.95	Available
Lower Ground - Plant Room	280	26.01	Available
Ground	7,122	661.66	Available
1st - First floor excluding flats	7,064	656.27	Available
1st - First floor flats	2,075	192.77	Available
Total	17,380	1,614.66	

#### Viewings

By prior appointment. A number of block viewing days will be held with dates to be arranged in due course. Interested parties must register their interest in attending.







### Viewing & Further Information

#### Alex Halle

07442 241844 alex.halle@htc.uk.com

#### Andrew Batchelor

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## Display energy certificate (DEC)

Operational rating			
	B		

Certificate number:	8000-6514-8952-2722-0806
Valid until:	29 December 2024
- Total useful floor area:	1,959 square metres

#### Energy performance operational rating

The building's energy performance operational rating is based on its carbon dioxide (CO2) emissions for the last year.

It is given a score and an operational rating on a scale from A (lowest emissions) to G (highest emissions).

The typical score for a public building is 100. This typical score gives an operational rating of D.

Previous operational ratings	
Date	Operational rating
December 2023	34 B
December 2022	31 B
December 2021	60 C

#### Total carbon dioxide (CO2) emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO2.

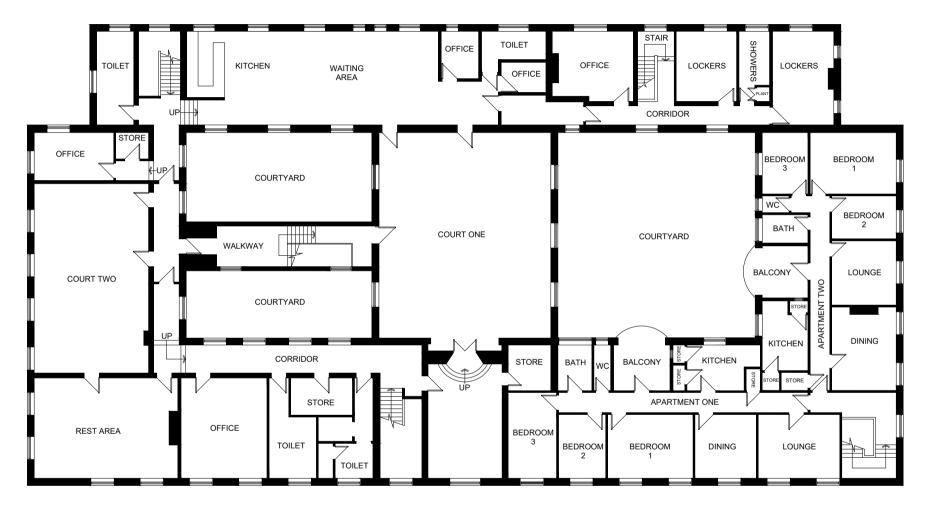
Date	Electricity	Heating	Renewables
December 2023	30	45	0
December 2022	27	39	0
December 2021	28	62	0
Assessment details			
Assessor's name	Keifer Ballard		
Employer/Trading name	Compliance 365	Compliance 365	
Employer/Trading address	6 Mariner Ct, Durkar,	6 Mariner Ct, Durkar, Wakefield WF4 3FL	
Assessor's declaration	Not related to the occ	Not related to the occupier.	
Accreditation scheme	Elmhurst Energy Sys	Elmhurst Energy Systems Ltd	
Issue date	20 February 2024	20 February 2024	
Nominated date	30 December 2023	30 December 2023	

Score	Operational rating	This building	Typical
0-25	Α		
26-50	B	34 B	
51-75	С		
76-100	D		100
101-125	E		100
126-150	F		
150+	G		
This building's energ	y use	Electricity	Other fuels

Energy use	Electricity	Other fuels
Annual energy use (kWh/m2/year)	28.05	119.51
Typical energy use (kWh/m2/year)	70	381.34
Energy from renewables	0%	0%



(NADIS) Image 5706 Room 037			Room Room Room Starting Starting Assertion Assertion
Drawing Block "A" Ground Floor Plan Property Ref. PE/29/1/058 Dwg No A-00-3 Scale 1:200	Avon & Som Estat Police Project Minehead Po Townsend R minehead Somerset	O Asbe Asbees P H C Report D	No dimensions this drawing. Ref Details
1 Plan	<ul> <li>Somerset Police Au</li> <li>Estates Department</li> <li>Police Headquarters</li> <li>Valley Road</li> <li>Bristol</li> <li>Bristol</li> <li>BS20 80,J</li> <li>t</li> <li>ad Police Station</li> <li>end Road</li> <li>set</li> </ul>	Non-Asbestos Sa Asbestos Sample Medium Risk High Risk Soffit Thim Soffit This Soffit This Soffit Thim Soffit Thim Soffit Thim Soffit Thim Soffit Thim Soffit This Soffit This	Ris de la companya de
Date FEB 2000 Drawn By TJL/CR	Somerset Police Authority istates Department olice Headquarters Valley Road Portishead Bristol BS20 80,J BS20 81 BS20 80,J et	Non-Asbestos Sample Asbestos Sample Low Risk Medium Risk High Risk Soffit Trim Undercloaks H Consultants hestos Survey H Consultants prt Date: 11-10-2005	scaled from Date



FIRST FLOOR PLAN - BLOCK A (849m<sup>2</sup>)