

# Shop To Let

Unit 10A  
Sovereign Shopping Centre  
Weston Super Mare



## Description

The premises are situated in a prime location within the Sovereign Shopping Centre, Weston Super Mare adjacent to JD Sports and close to Yours Ladies wear, Savers Health and Beauty, Warren James Jewellers, and Card Factory. The Shopping Centre is anchored by Marks and Spencer and Wilkinsons and has the benefit of a 900 space car park directly above.

## Accommodation

The shop is arranged on ground floor only comprising the following approximate dimensions and floor areas (measured on a net internal basis):-

## Lease

Ground Floor Sales	136 sq m	1,463 sq ft
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The premises are available on a new 10/15 year lease on effectively full repairing and insuring terms by way of service charge, subject to 5 yearly upward only rent reviews.

## Commencing Rent

£22,500 per annum exclusive.

## Service Charge

The service charge estimate for the year ending December 2017 is £14,425 pa.

## Business Rates

To be assessed.

## EPC

An EPC can be made available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable, will be charged at the standard rate.

For further information or to arrange a viewing please contact:

**Chris Wright**

0117 988 5254

chris.wright@gva.co.uk

**Rupert Elphick**

T: 0117 9885205

rupert.elphick@gva.co.uk

Or our joint agent Fawcett Mead: -

**Nick Carvey** - 0207 182 7493

nick@fawcettmead.co.uk

**Stuart Kerney** - 0207 182 7496

stuart@fawcettmead.co.uk

**Subject to Contract**

**June 2017**

GVA

St Catherine's Court, Berkeley Place, Bristol BS8 1BQ

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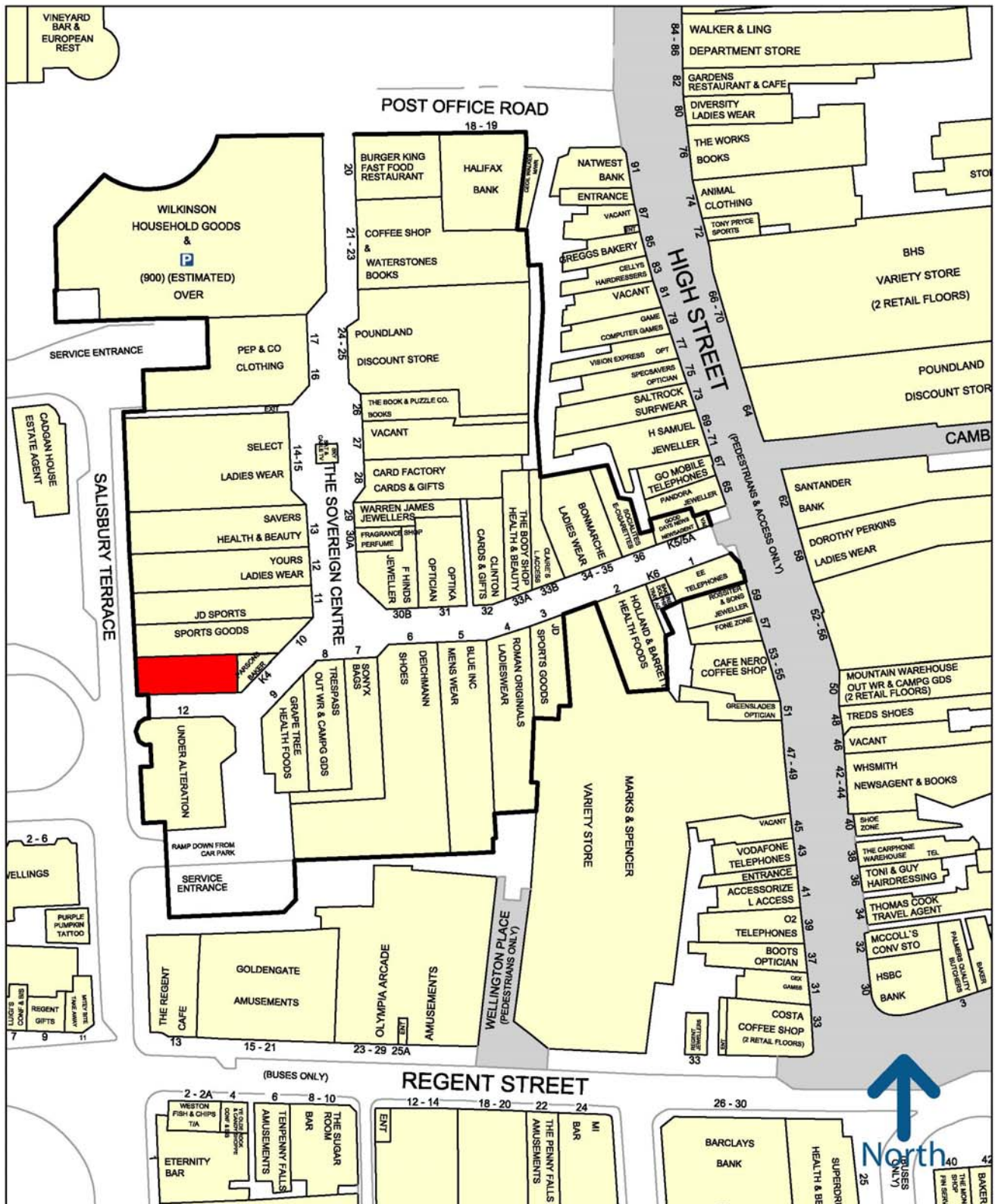
May 2017

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