

RETAIL

AVAILABLE MAY 2019

**38 HIGH STREET
WESTON-SUPER-MARE
BS23 1JA**

NEW LEASE AVAILABLE



LOCATION

Weston-super-Mare is approximately 23 miles south west of Bristol with a residential population of over 80,000 inhabitants.

The subject property occupies a prime position on pedestrianised High Street close to its junction with Regent Street and The Sovereign Shopping Centre. Occupiers in the immediate vicinity include **Costa Coffee**, **Boots**, **Coffee #1** and **Marks & Spencer**.

DESCRIPTION

The demise is a mid-terraced retail unit on ground floor with first and second floor ancillary accommodation.



WILLIAMS ■ GUNTER ■ HARDWICK

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

Fax : 0117 922 5722 www.wghproperty.co.uk

0117 922 1222

ACCOMMODATION

The approximate net internal areas and dimensions are:

Gross Frontage:	4.86 m	(15.9 ft)
Internal Width (max):	4.25 m	(13.9 ft)
Shop Depth (max):	17.03 m	(55.8 ft)
Ground Floor Sales:	60.30 m ²	(649 ft ²)
First Floor Ancillary:	57.97 m ²	(624 ft ²)
Second Floor Ancillary:	45.71 m ²	(492 ft ²)

LEASE

The premises are available on a new lease for a term to be agreed.

RENT

£29,500 per annum exclusive.

PLANNING

It is understood that the premises benefit from an **A1 (retail)** planning consent.

RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value	£36,750
Rate in the £	48.0p (2018/2019)
Rates Payable	£17,640

For verification purposes and phasing/transitional relief, if appropriate, interested parties are advised to make their own enquiries on www.voa.gov.uk.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

EPC

An EPC is available on request.

VIEWING

Strictly by prior appointment through:

Steve Cullis - (steve@wghproperty.co.uk) or
Stuart Williams - (stuart@wghproperty.co.uk) at this office

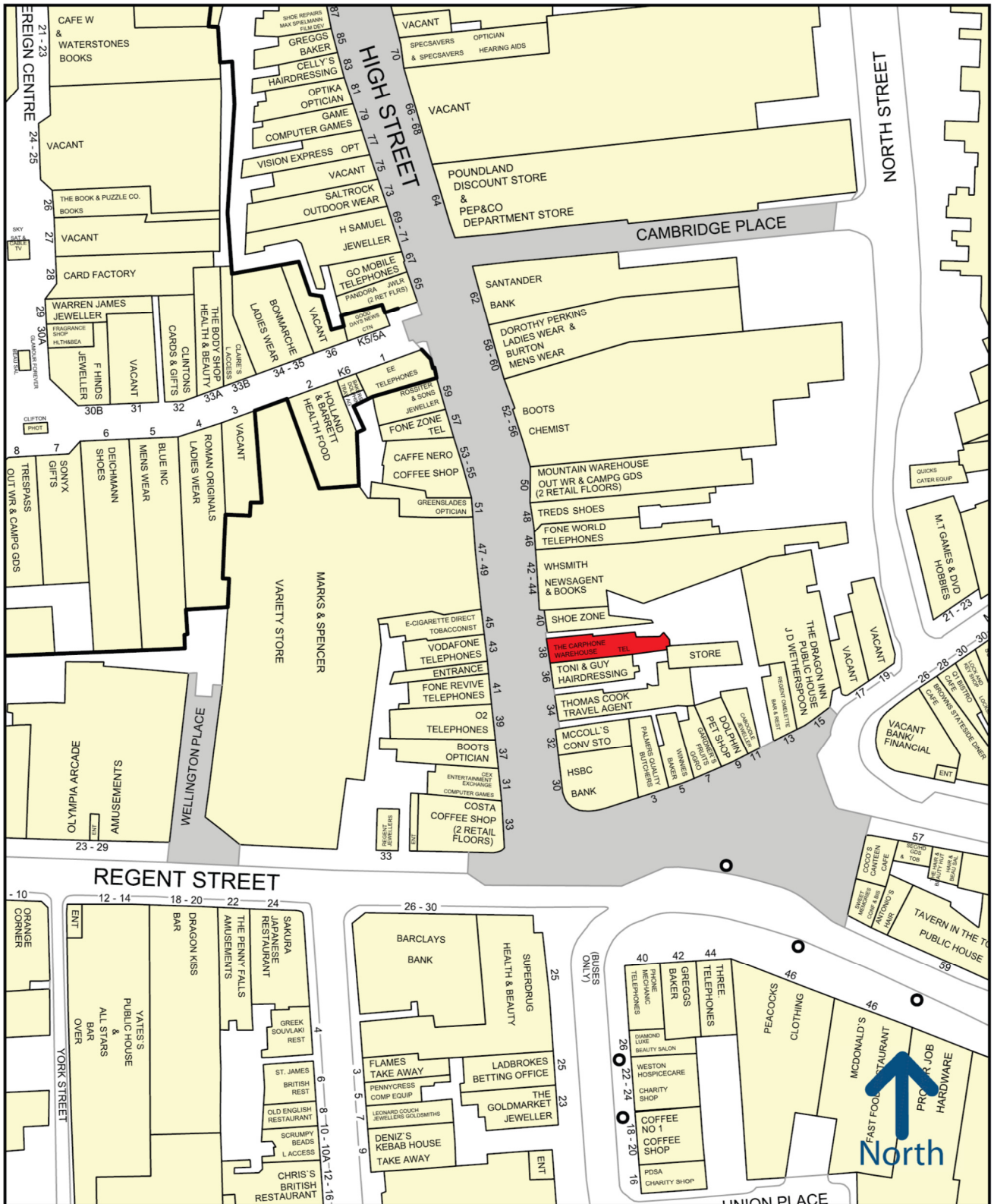
Or via our joint agent Brackenridge Hanson Tate (0113 244 9020)

FURTHER INFORMATION

For all details of properties marketed by this firm, please visit www.wghproperty.co.uk

SUBJECT TO CONTRACT

JANUARY 2019



Experian Goad Plan Created: 25/01/2019
Created By: Williams Gunter Hardwick

