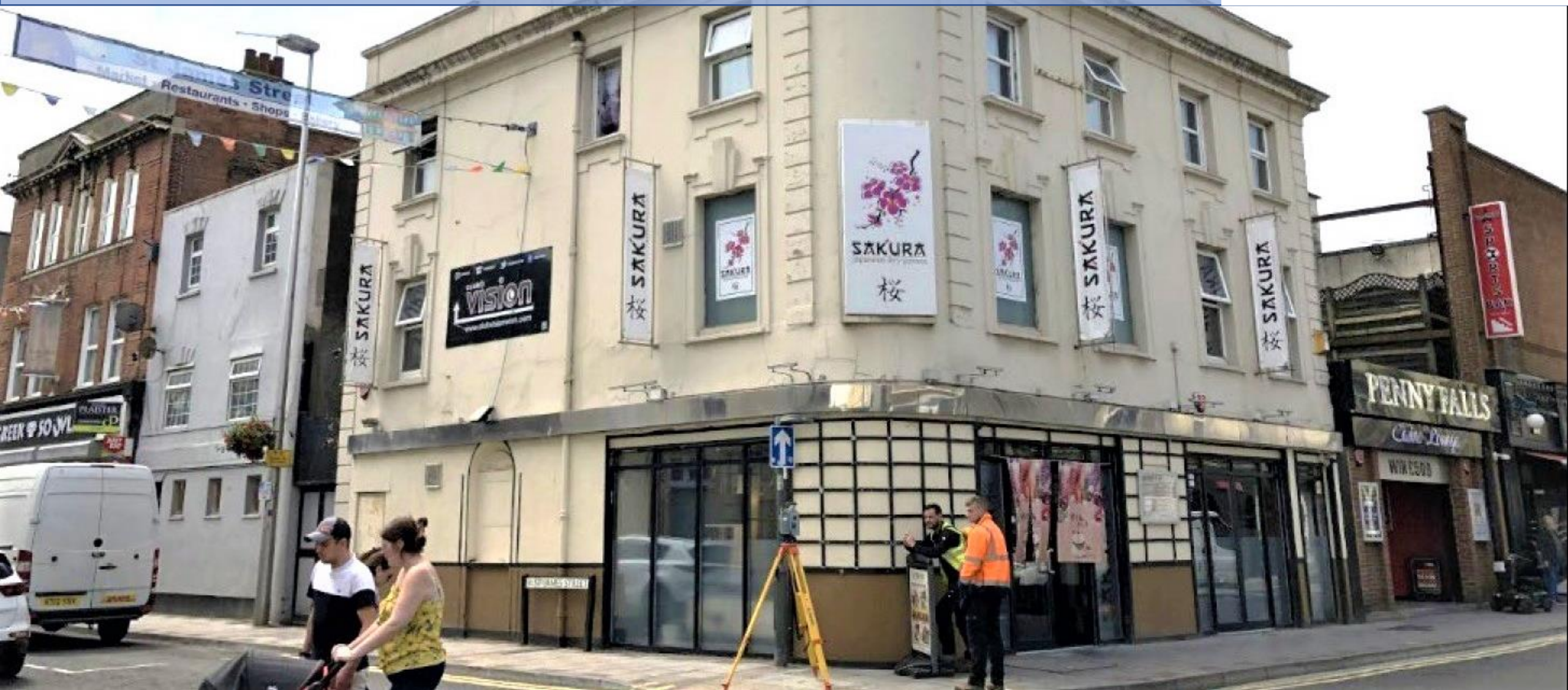


Weston-Super-Mare - 24 Regent Street BS23 1SQ
Restaurant/Bar to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Weston-Super-Mare - 24 Regent Street BS23 1SQ

Restaurant/Bar to Rent



Property Features:

- Comprises two storey restaurant/cocktail bar
- VAT is NOT applicable to this property
- Total area size 275.70 sq m (2,970 sq ft)
- Flexible terms to fit your needs
- Available immediately on a new lease with terms to be agreed by negotiation
- Occupiers nearby include McDonalds, HSBC, Costa Coffee, Greggs and more.

Property Description:

Comprises ground and first floor restaurant/cocktail bar with storage at basement, providing the following accommodation and dimensions:

Ground Floor: 176.10 sq m (1,897 sq ft)

Restaurant Seating Area, Bar, Storage, Kitchen, WCs

First Floor: 77.10 sq m (830 sq ft)

Seating Area, Office

Basement: 22.50 sq m (243 sq ft)

Storage



Weston-Super-Mare - 24 Regent Street BS23 1SQ

Restaurant/Bar to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £1,000 per week (PCM: £4,333.33)

Deposit: £13,000 (3 Months)

Rateable Value:

Rateable Value - £30,750

Rates Payable - £15,000 per annum

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



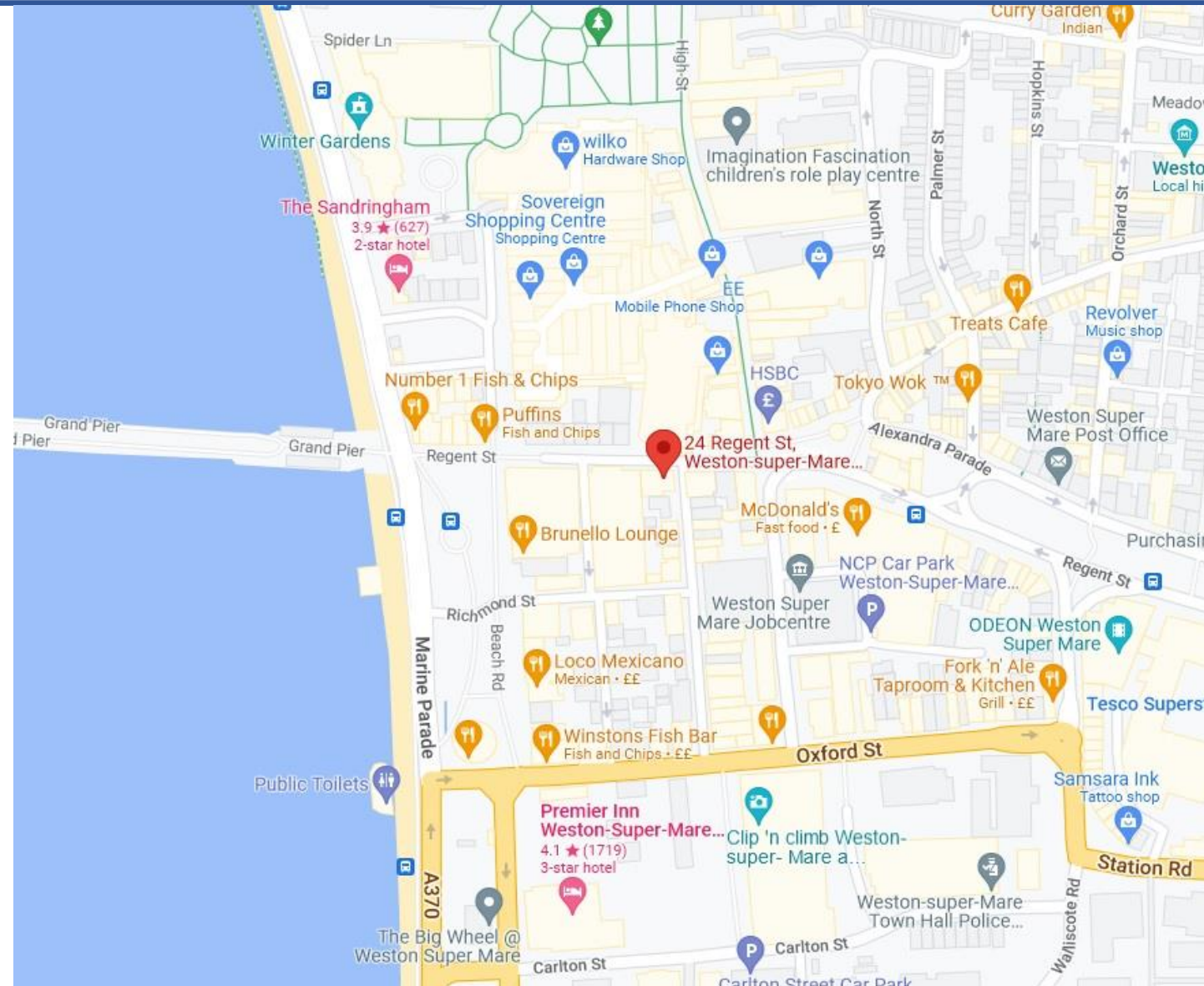
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Location:

Weston-super-Mare has a population in the region of 76,143 (2011 census), and is the largest town in North Somerset, located approximately 24 miles south west of Bristol and 4 miles to the west of Junction 21 of the M5 motorway. Bristol International Airport is approximately 15 miles from the town, which is also served by intercity railway stations at Worle on the outskirts and in Weston-super-Mare town centre itself, with regular services to Bristol and London, Paddington. The property is located on Regent Street, a central road in the shopping precinct of Weston-super-Mare that connects the Seafront Promenade and pier to arterial route Locking Road (B3440) which in turn connects to the M5 motorway. Occupiers nearby include McDonalds, HSBC, Costa Coffee, Greggs and more.



Weston-Super-Mare - 24 Regent Street BS23 1SQ

Restaurant/Bar to Rent

Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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