

Prime Retail Unit To Let

Unit 24-25
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 **Waterstones** and **Books 'N' Puzzles** and close to **Select, Card Factory, Wilkinson** and **Warren James**.

Accommodation

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

Gross Frontage	55ft 6in	16.92 m
Internal Width	54ft	16.46 m
Shop depth	114ft 8in	34.95 m
Ground Floor Sales	6,453 sq ft	599 sq m
First Floor Stock	1,167 sq ft	108 sq m

TENURE

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.

RENT

£115,000 per annum exclusive.

Service Charge

£65,509

Business Rates

We are verbally advised by the local authority that the premises are currently assessed for rating purposes as follows:-

Rateable Value £124,000

UBR(2017/2018) 47.9p

Rateable Value may be subject to transitional phasing arrangements or appeal. We therefore recommend that you seek rating advice.

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:

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Subject to Contract

May 2017

GVA

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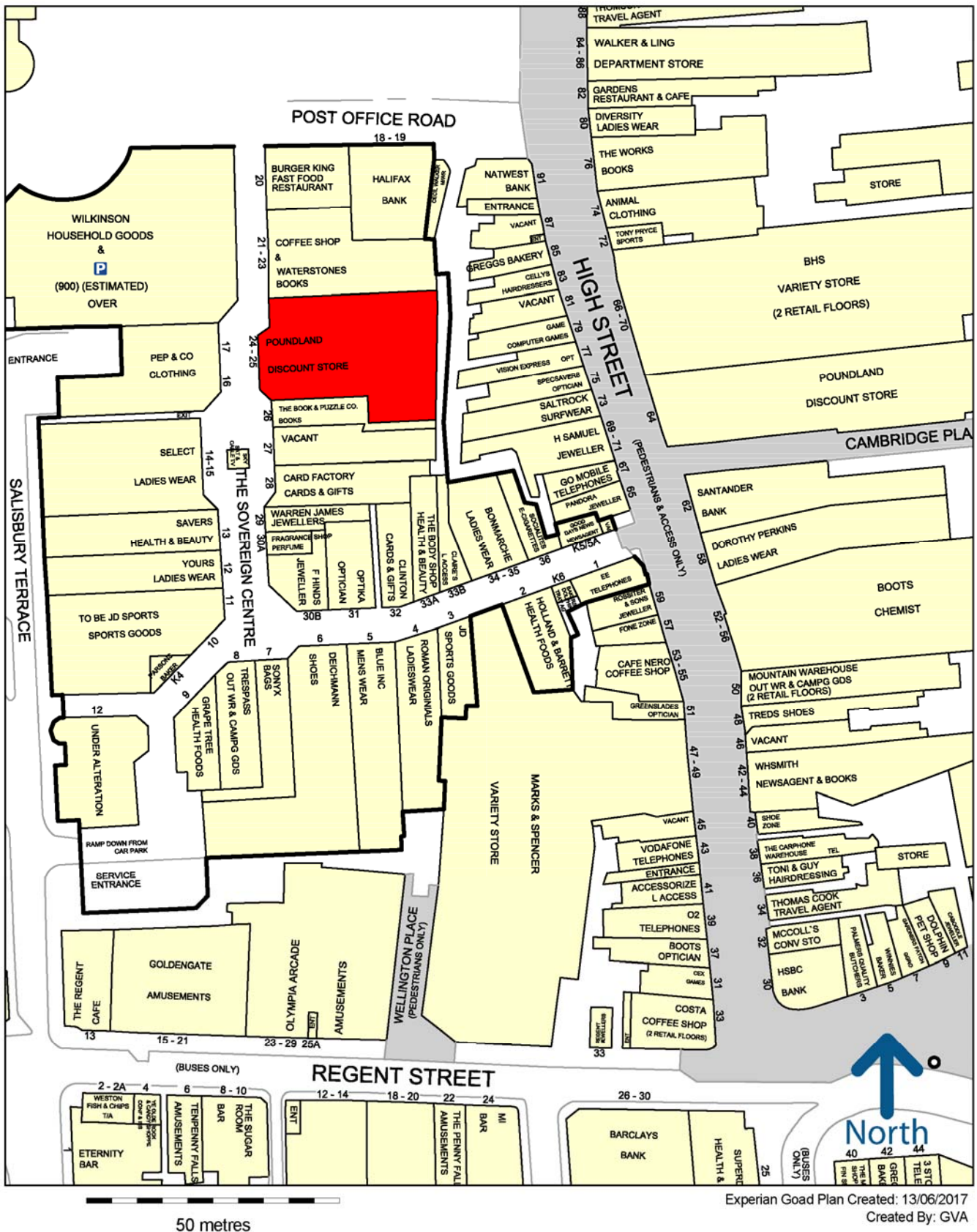
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