

To Let

20 Regent Street, Burnham on Sea, TA8 1AB



Description

The property is located within Burnham on Sea, a town in Somerset on the coast that is a popular as a seaside resort located 31.6 miles south of Bristol, and 11.9 miles north of Bridgewater.

Surrounding occupiers include **Nationwide**, **GTH**, **William Hill**, **Barclays** and **Well Pharmacy** along with local occupiers.

Accommodation

The premises is arranged over ground and first floors providing the following approximate internal floor areas

The lease comes with 2 car parking spaces to the rear, accessed to the rear of the bank off Victoria Street.

Banking Hall Internal Width	11.9m	39' 1"
Banking Hall Internal Depth	7.8m	25' 7"
Ground floor (max)	179.9 sq m	1,861 sq ft
First floor (max)	34.4 sq m	371 sq ft

Tenure

The premises is available leasehold either by assignment of the existing lease expiring 23 June 2025 or an underlease, terms to be agreed.

Price

The current passing rent is £16,150 pa.

Business Rates

We understand that the property is assessed as follows: -

2017 Rateable Value	£25,250
UBR (2018/2019)	49.3p

This may be subject to transitional arrangements or appeal. Interested parties should make their own enquiries with the Local Rating Authority.

Planning

The premises have the benefit of A2 Planning Consent.

The lease has an open user clause allowing A1, A2 or A3 subject to landlord approval and planning.

Legal Costs

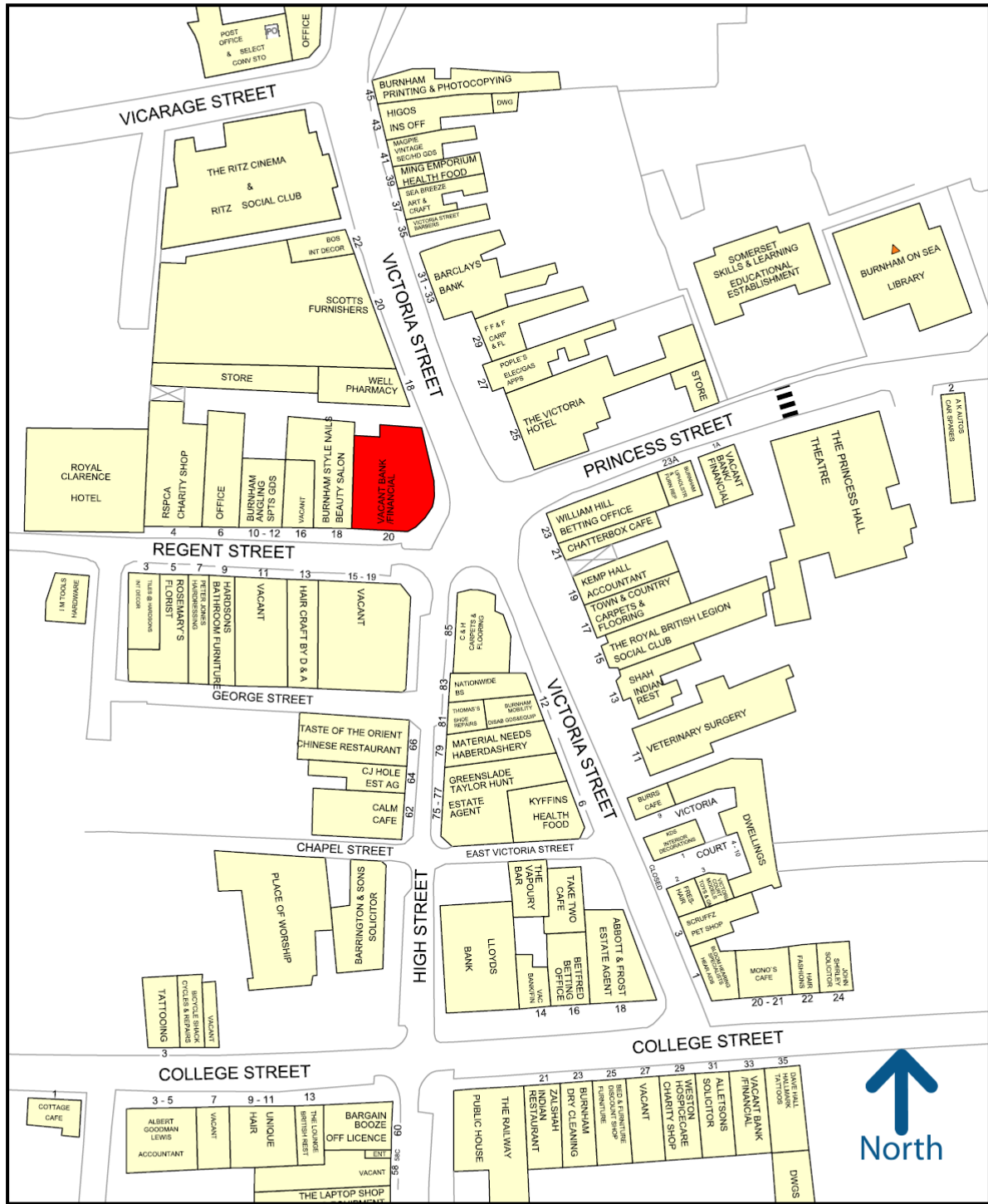
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The premises have an EPC rating of D93.

VAT

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



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