

Weston-super-Mare

Unit 3.8 Dolphin Square



Location

Weston-super-Mare is a busy seaside town, whose resident population of over 76,000 (2011 Census) swells significantly during the summer months. The property forms part of Dolphin Square, a modern leisure development in the centre of Weston-super-Mare, which completed in 2017.

The premises sit in a prominent location fronting the A370 Oxford Street at its junction with High Street. Leisure occupiers within the scheme include **Cineworld** and **Anytime Fitness**. Other nearby occupiers include **Nando's**, **Costa**, **Prezzo** and **Pizza Express**.

Accommodation

The unit is arranged over ground and provides the following approximate areas:

Ground Floor	302.6 sq m	3,257 sq ft
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Tenure

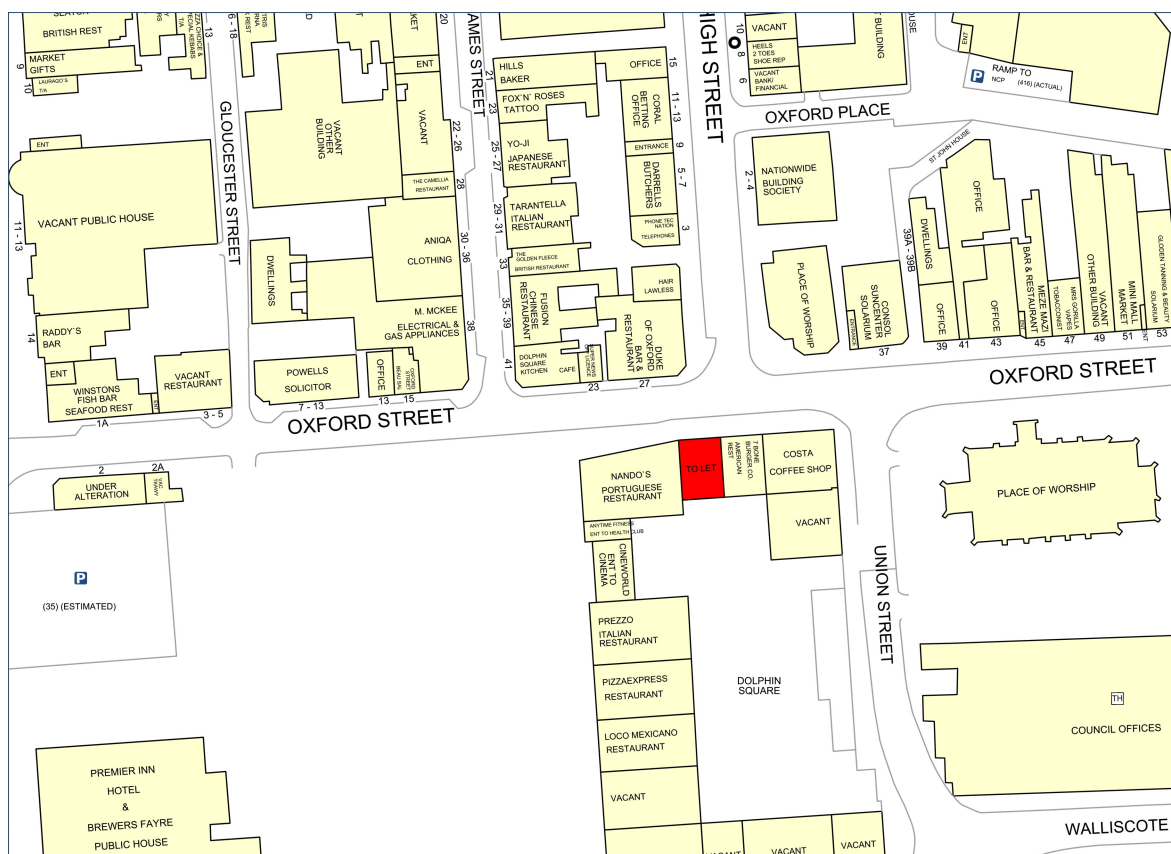
The premises are held by way of a 15-year lease from November 2017 subject to a tenant-only breaks at the fifth and tenth years at a passing rental of £88,000 pax. Offers are invited on the basis of an assignment or sublease.

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Bristol, BS8 1SB

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Rates

Rateable Value	£60,000
UBR 2018/2019	50.4 p/£
Rates Payable	£30,240

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Service Charge

The premises is subject to a service charge and we await confirmation of the current apportionment for this unit.

EPC

E (112)

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

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