

PRIME SHOP TO LET

38 HIGH STREET WESTON-SUPER-MARE BS23 1JA

LOCATION

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

SITUATION

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.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

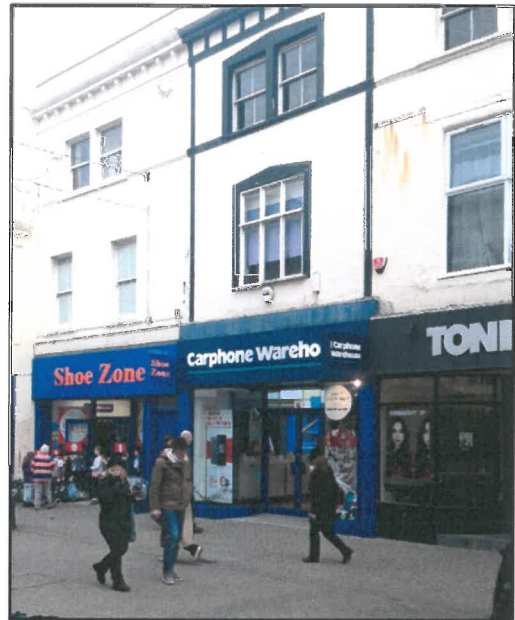
Gross Frontage	4.86m	16'0"
Internal Width (max)	4.25m	14'0"
Shop Depth (max)	17.03m	55'10"
GF Sales	60.30 sq.m.	649 sq.ft.
FF Ancillary	57.97 sq.m.	624 sq.ft.
SF Ancillary	45.71 sq.m.	492 sq.ft.

LEASE

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

RENTAL

£29,500 per annum exclusive.



RATES

We understand the property is assessed as follows:-

Rateable Value	£36,750
Rates Payable	£17,640 (approx)

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (118). A copy of the EPC is available on request.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the joint agents:-

Brackenridge Hanson Tate:-

Tel: 0113 244 9020

Ref: Robin Hanson - robin@bht.uk.com

or

Williams Gunter Hardwick

Tel: 0117 922 1222

Att: Steve Cullis - steve@wghproperty.co.uk

SUBJECT TO CONTRACT

Details prepared: 8 April 2019

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