



WESTON SUPER MARE (BS23 1TT) UNIT H2, BEACH ROAD



LOCATION/DESCRIPTION

Weston Super Mare is a major commercial centre in North Somerset. The town has an affluent primary catchment population of 199,000 and benefits from 6.5m visitors annually, contributing an extra £347m to the local economy, 40% of which is spent on recreation, food & drink and shopping.

The unit comprises part of the ground floor/mezzanine commercial space beneath **Premier Inn** in a high profile position fronting Beach Road, overlooking the sea and the Grand Pier, at its junction with Carlton.

Brewers Fayre occupy the balance of the commercial space. The Carlton Street car park provides 380 parking spaces.

Immediately adjacent, the **Dolphin Square Leisure Scheme** is now complete and provides a new 1,550 seat cinema for **Cineworld** with other occupiers including **Nando's, Pizza Express, Prezzo, Clip & Climb, Anytime Fitness, Preto, Loco Mexicana, 7 Bone, Luda, Costa** etc. The HCA have acquired the cleared development site adjacent and propose a largely residential mixed use scheme (circa 180 units). Footfall is set to dramatically increase in the immediate vicinity.

ACCOMMODATION

The premises comprise the following areas:

Ground Floor	320.98 m ²	3,455 ft ²
Mezzanine Floor	108.98 m ²	1,173 ft ²

These areas have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (5th Edition).

PLANNING

The unit benefits from planning permission for A3, A4 and D2 uses. In addition, a change of use to A1 will be allowed under permitted development rights.

LEASE

A new effective full repairing and insuring lease.

RENTAL

£60,000 per annum exclusive of VAT.

SERVICE CHARGE

Nominal.

RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

Band B26. www.epcregister.com

VIEWING

All arrangements to view the premises are strictly by prior arrangement through Wrather Property or our joint agent, Montagu Evans.

CONTACT

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Or

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SUBJECT TO CONTACT

September 2018

Misrepresentation Act 1967

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