



Gardens Restaurant, 82 High Street, Weston-super-Mare, Somerset, BS23 1HS

Gardens Restaurant, 82 High Street, Weston-super-Mare, Somerset, BS23 1HS

TO LET £32,000.00 Per Annum

An outstanding opportunity to lease a prominent and fully equipped commercial restaurant in the heart of Weston-super-Mare town centre, benefiting from exceptional visibility and consistently high levels of footfall.

The premises provide an impressive and generously sized trading area, accommodating approximately 120 covers, making it ideal for a wide range of dining concepts. The restaurant is supported by a well-configured and highly functional back-of-house setup, including a fully fitted commercial kitchen, dedicated barista station, and kitchen porter facilities, all designed to ensure smooth and efficient day-to-day operations.

Further enhancing the offering are extensive ancillary spaces, including essential storage areas, staff facilities, and office accommodation, catering to the operational needs of a busy hospitality business.

Externally, the property benefits from an extensive rear courtyard together with a private garage, presenting a valuable addition for off-street parking or additional secure storage - an increasingly rare asset in such a central location.

Positioned strategically within Weston-super-Mare's vibrant town centre, the property enjoys excellent exposure within a thriving commercial environment, surrounded by a strong mix of national and independent occupiers.

Lease terms are available by negotiation and offered on an internal repairing and insuring (IRI) basis, with the tenant also being responsible for repair and maintenance of the shopfront.

EPC rating B43 | Property Class Use E | Business rates may be payable

- **A brilliant commercial restaurant to let**
- **Restaurant trading floor with a capacity of circa 120 covers**
- **Excellent kitchen, barista and kitchen porter facilities**
- **Complete with essential storage facilities, staff rooms & office space**
- **Private garage providing valuable off street parking or additional storage**
- **Strategically located in Weston-super-Mares town centre hosting wide exposure with high foot fall**
- **Current rateable value £15,250.00 (1st April 2026 to present)**
- **Approximately 2864 Ft Sq**





Accommodation

Entrance

On approach to the property you are met with an aluminium framed single glazed entrance door leading to the restaurant floor.

Restaurant Floor

A well-presented restaurant floor with a wide selection of seating booths with granite tabletops providing a comfortable capacity of circa 120 covers, timber effect laminate flooring, timber features, aluminium framed single glazed store front window, two ceiling mounted air conditioning units, wall mounted sound system, wide variety of pendant ceiling lights. To the rear of the restaurant front is a fitted storage unit with a till & sound system. Openings to the kitchen & rear hallway.

Kitchen

Tiled flooring, industrial steel panel walls, barista station complete with a coffee grinder and coffee dispenser/steamer, waist larder fridges, post-mix dispenser, portable salamander, steel worktops. In the main kitchen there is a slimline dual fryer, hot plate, six burner gas hob over cooker, freestanding tall fridges & a freezer, steel worktops and storage, industrial extraction system. To the rear a kitchen porter section with a steel sink and drainer, pass through corner train style KP dish sanitiser with an integrated stainless steel sink, commercial dishwasher, wash hand basin, ceiling lights.

Rear Hallway

Vinyl flooring, access to additional rooms, ceiling lights.

Toilet Facilities

Separate male & female toilet facilities.

Dry Store

Dry storage space with tile flooring, freestanding mixer, set of freestanding chest freezers, freestanding tall triple fridge, ceiling lights.

Chemicals Store

Chemical storage room with tile flooring and a ceiling light.

Goods In

Wood tile flooring, UPVC double glazed window, ceiling light, timber framed goods in door.



Stairs Rising from the Rear Hallway to the First Floor Landing

First Floor Landing

Wall lights and doors leading to first floor rooms.

Office

Staff Room

Utility

Space and plumbing for appliances, hot water tank, wall mounted gas fired boiler.

Cloak Room

Stairs Rising from the Rear Hallway to the Storage Room

Storage Room

Exposed timber flooring, timber framed single glazed window, timber framed skylight window, ceiling lights.

Outside & Parking

Courtyard

To the rear of the property is an extensive courtyard laid to concrete further leading to an alley providing access to the garage.

Garage

Single garage with an electric up and over entrance, access to power and electric, timber door leading to the side alley.

Services

Mains water, gas, drainage.

Compliance

FRA, Asbestos report and EICR in place.

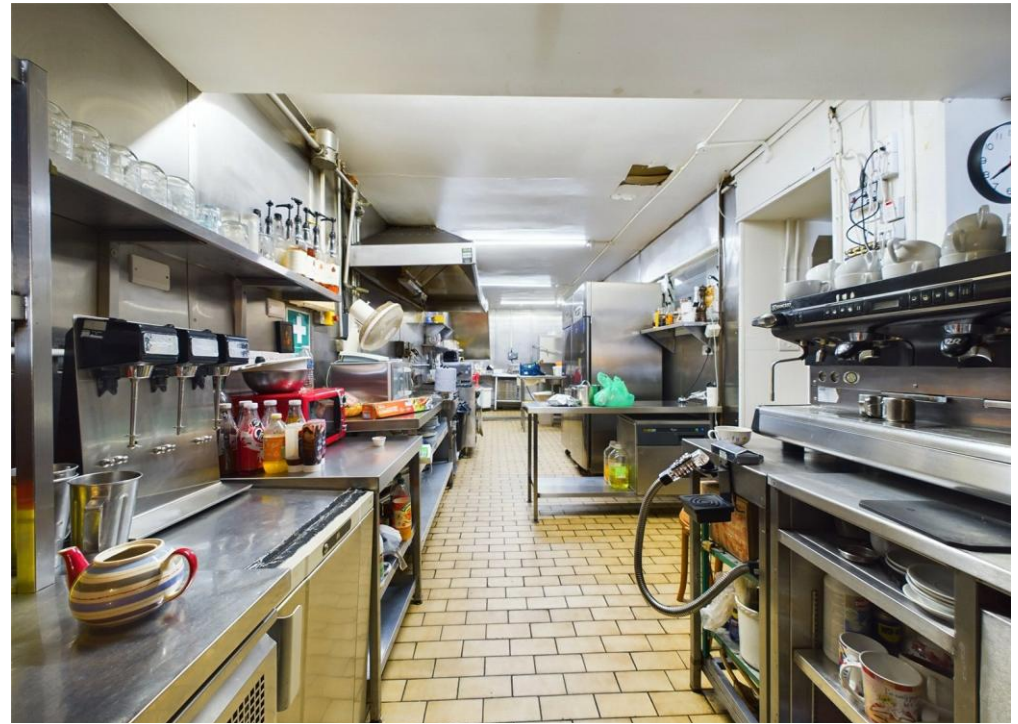
Rates

According to the Valuation Office website, the current Rateable Value is £15,250.00.

Interested parties are advised to satisfy themselves that the above statement is correct and that this covers their intended business by referring to

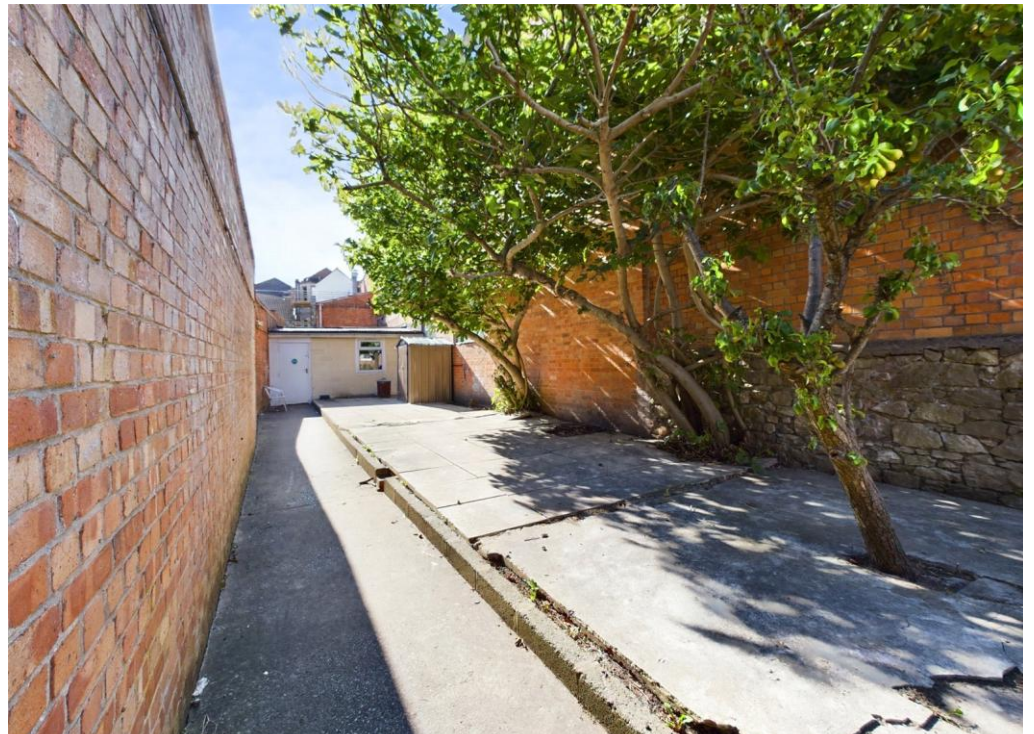
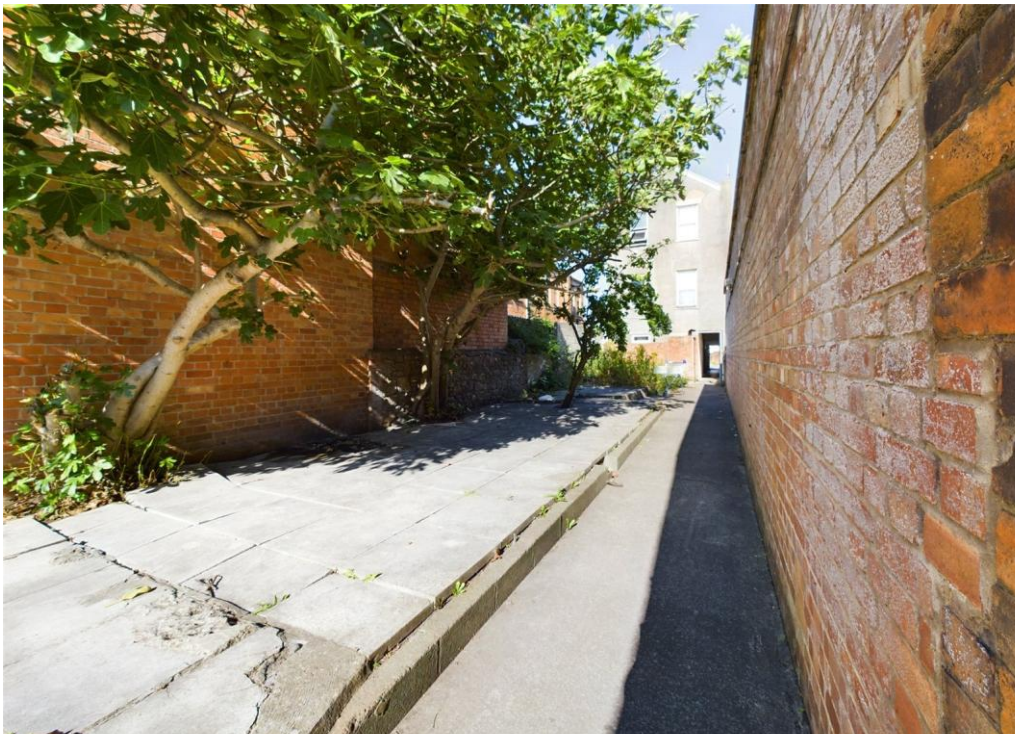
<https://www.gov.uk/find-business-rates>.

Floorplan: While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.











(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Approximate total area⁽¹⁾

266 m²
2864 ft²

Reduced headroom

0.1 m²
1 ft²



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID PLAISTER
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare, North Somerset, BS23 1JN

01934 815 053 | info@davidplaister.co.uk |
www.davidplaister.co.uk