

Weston-Super-Mare - 116 High Street BS23 1HP
Freehold Vacant Commercial Premises



BLUE ALPINE

PROPERTY CONSULTANTS



Weston-Super-Mare - 116 High Street BS23 1HP

Freehold Vacant Commercial Premises



Investment Consideration:

- Purchase Price: £350,000
- Vacant possession
- ERV: £35,400 p.a. GIY: 10.11%
- VAT is NOT applicable to this property
- Comprises large single storey commercial premises with benefit of rear vehicular access
- Total GIA: 246 sq m (2,647 sq ft)
- Previously t/a Market Place and suitable for redevelopment, subject to obtaining planning
- Prime pedestrianised town centre location
- Situated within easy walking distance of the seafront, Sovereign Shopping Centre, public car parks and Weston-super-Mare railway station
- Occupiers nearby include Lloyds Bank, SPAR, Restaurants, Takeaway, Barber Shop and more.



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Property Description:

Comprises large commercial premises fronting the pedestrian High Street, as well as benefiting from vehicular access at rear Worthy Place, suitable for deliveries and services, providing the following accommodation and dimensions:

Ground Floor: 246 sq m (2,647 sq ft)

Open plan retail, storage, office, kitchen, wc's

Redevelopment potential, subject to obtaining the necessary consents. For more information, please refer to North Somerset Council:

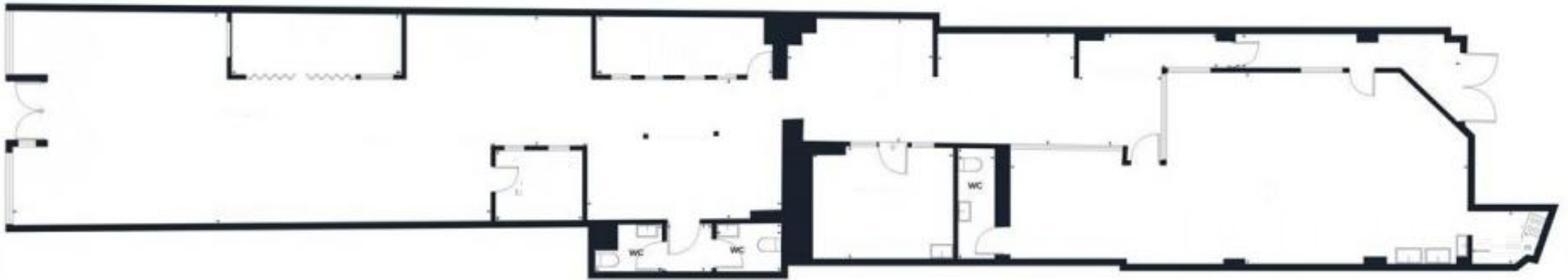
<https://n-somerset.gov.uk/>

Tenancy:

The property is at present vacant. ERV: £35,400 p.a.



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Floor Plan

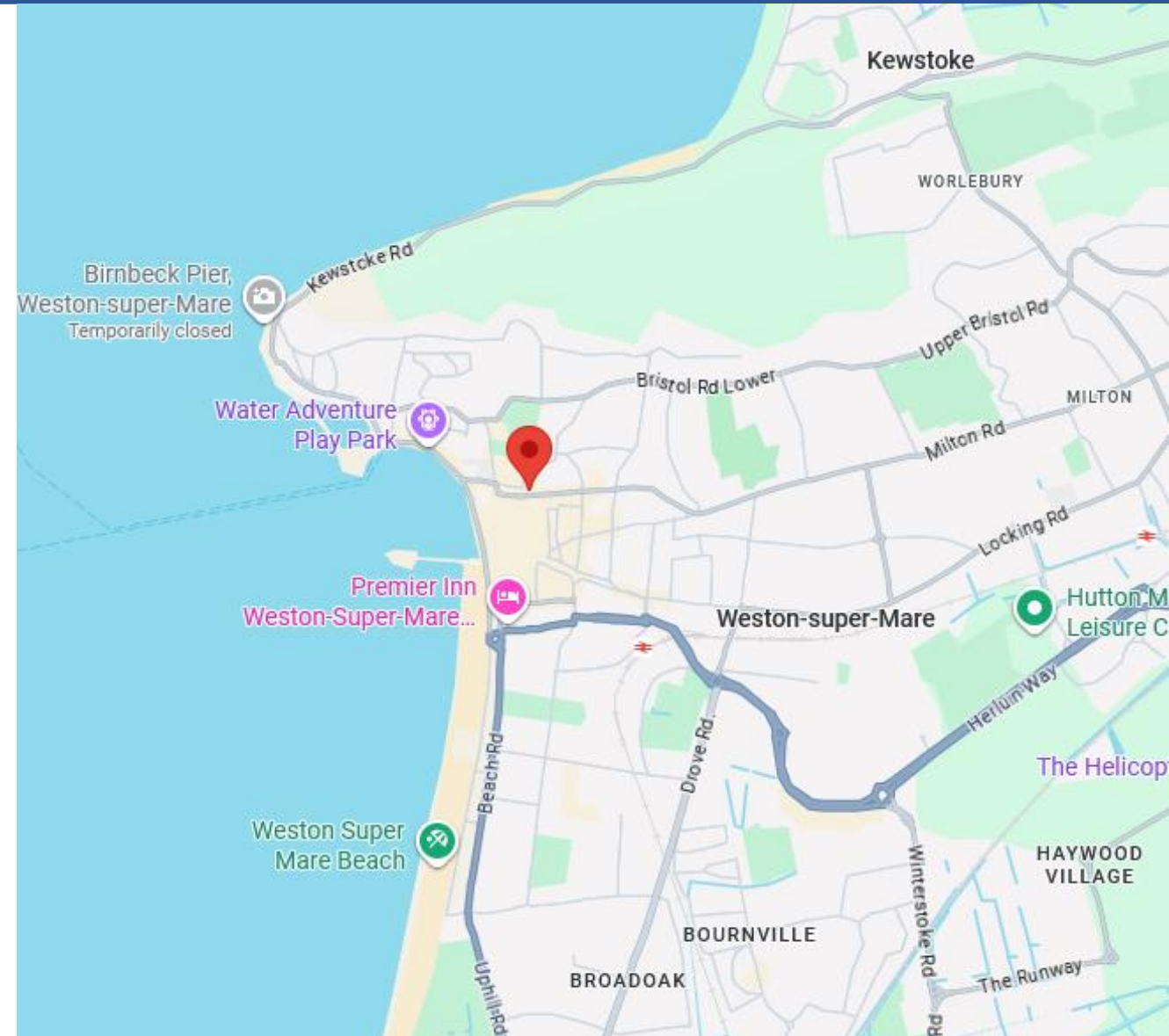
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Location:

Weston-super-Mare is a popular and well-established North Somerset coastal town with a resident population of approximately 85,000, serving a wider catchment area extending across Somerset and the surrounding region. The town benefits from excellent transport links, with direct rail services to Bristol, Exeter and London, together with convenient access to Junction 21 of the M5 motorway approximately 4 miles to the east. The property is situated within easy walking distance of the seafront, Sovereign Shopping Centre, public car parks and Weston-super-Mare railway station, making it an accessible and highly desirable commercial location. Occupiers nearby include Lloyds Bank, SPAR, Restaurants, Takeaway, Barber Shop and many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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