



45 Oxford Street, Weston-super-Mare, North Somerset, BS23 1TN



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£20,000.00 per annum TO RENT

Ingoing of £20,000.00

David Plaister Ltd is pleased to offer this 1476sq ft restaurant and bar premises to let, prominently located on Oxford Street in Weston-super-Mare town centre. The property offers an excellent balance of intimate trading space, strong central location, and the rare benefit of on-site parking.

The premises can comfortably accommodate up to approximately 60 covers, making it ideal for a boutique restaurant, bar-led concept, or casual dining operator seeking a manageable and characterful unit. The property further benefits from two allocated parking spaces, a valuable asset in this central location for staff or operational use.

Fixtures and fittings are included within the ingoing premium of £20,000.00, allowing an incoming operator to take over a ready-to-trade premises with minimal downtime.

This is a fantastic opportunity to secure a town centre restaurant and bar with parking — a feature seldom available in Weston-super-Mare's central commercial area.

Commercial EPC Rating: C60

- **A prominent 1476 sq ft restaurant and bar available To Let.**
- **Turnkey opportunity with fixtures and fittings included in the £20,000.00 ingoing**
- **Full Repairing & Insuring terms by negotiation**
- **Comfortably providing space for 60 covers offering strong revenue potential.**
- **Allocated parking providing reliable off-street parking.**
- **Prime positioning on Oxford Street hosting great visibility and footfall.**





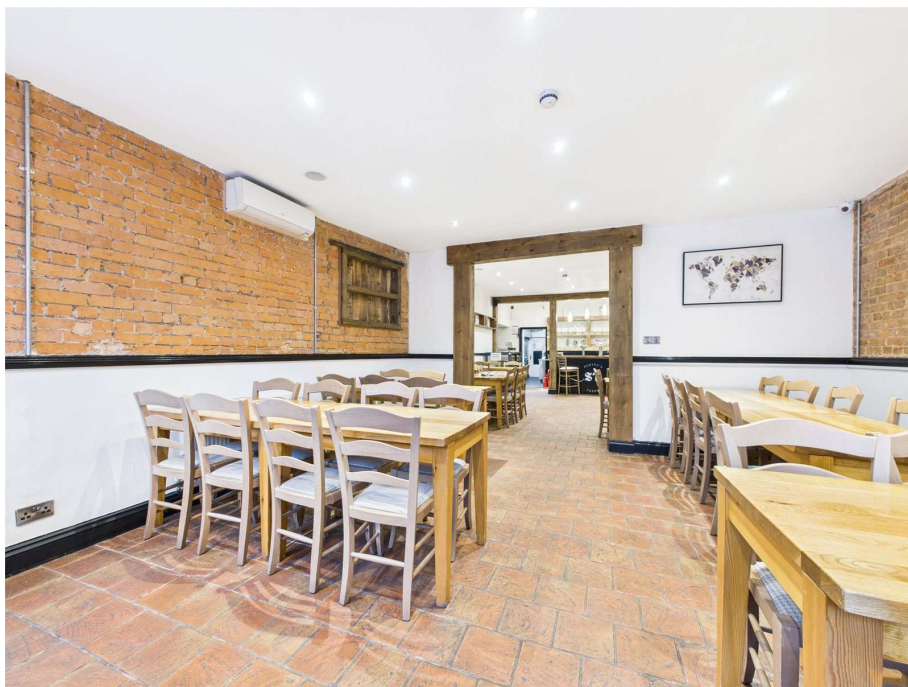
Entrance

On approach to the property, you are met with a timber frame single glazed entrance door.

Restaurant and Bar

A well presented restaurant and bar with stone tile flooring, three timber framed single glazed shopfront windows, a bar feature with a timber worktop, stock fridge, line draft system and wash hand basin, a store cupboard housing a wall mount to consumer unit, metres and fire alarm system.

Surrounding the space are various timber features, exposed brickwork, Dado rails, radiators, under stairs storage space, an integrated surround sound system, ceiling spotlights, pendular ceiling lights.



Kitchen

With vinyl flooring, a six burner Gastro oven, a charcoal grill, a twin set of fryers, a plate warmer, various larder fridges, tall fridges and/or freezers, a pot wash, two stainless steel sinks and drainer, various steel fixtures, a UPVC double glazed window, a wash hand basin, partly steel panelled walls, and industrial extraction system, ceiling lights, a timber framed single glazed door leading to the rear of the property.

Rear Hallway

Radiator, ceiling lights.

Toilet Facilities

Separate male and female toilet facilities, both with vessel wash hand basins upon a granite worktop and vanity unit, hand drying systems, UPVC double glazed windows, extractor fans, ceiling lights.

Store Room

A useful storage area with space and plumbing for appliances, a UPVC double glazed window, ceiling lights.

Stairs rising from the store room to the Office

Office

With a UPVC double glazed window, a wall mounted gas fired boiler and hot water tank, radiator, sloping ceiling, ceiling light.

Outside and Parking

Rear/Parking

To the rear of the property is a shared driveway providing two allocated parking spaces.

Rent: £20,000.00 per annum

Ingoing: £20,000.00

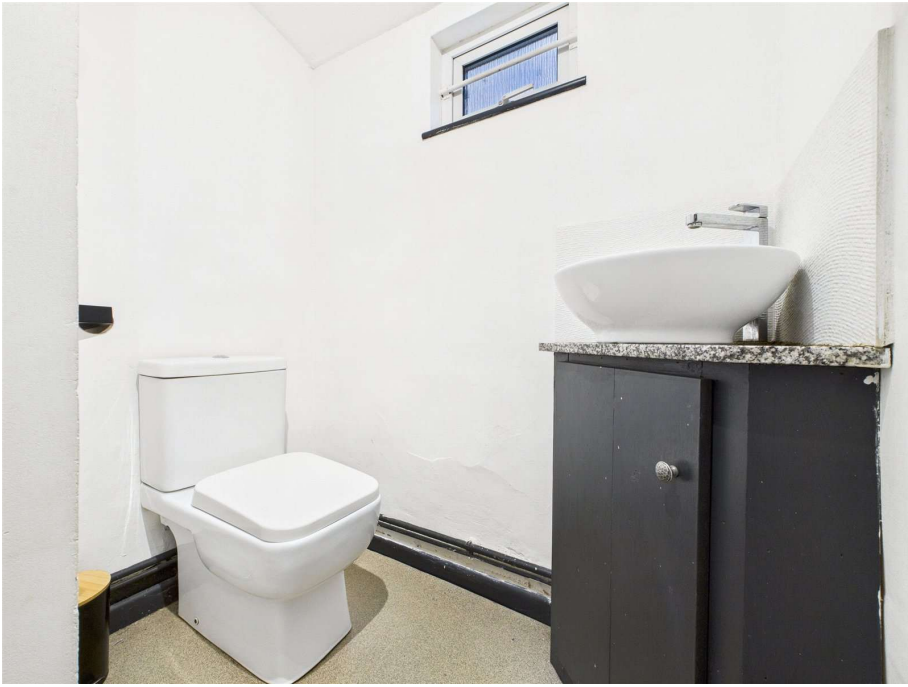
Square Foot: Approx 1476sq ft

Terms: Full Repairing & Insuring lease with flexible terms by negotiation

Services: Mains electric, mains gas, and mains water / sewerage







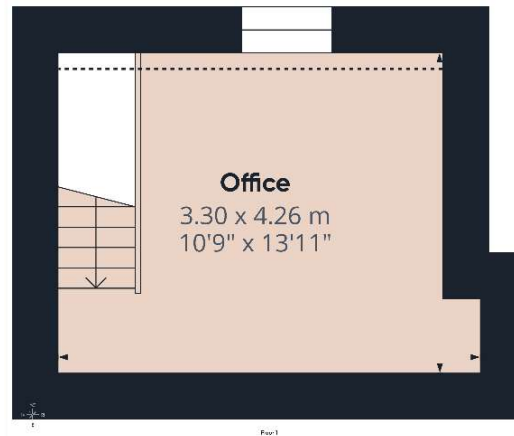


Approximate total area⁽¹⁾

137 m²
1476 ft²

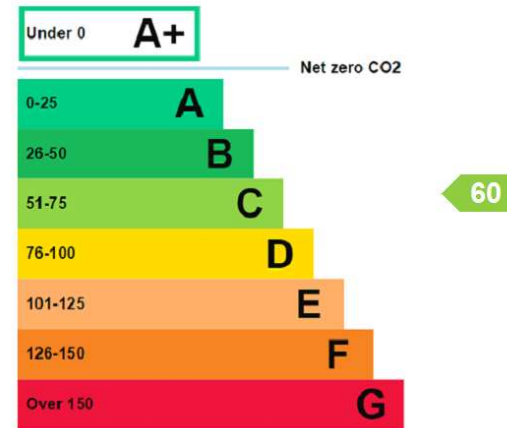
Reduced headroom

2.9 m²
32 ft²



Energy efficiency rating for this property

This property's current energy rating is C.



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Buyers 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 MISEDSCRIPTIONS 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.

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

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk