

# TO LET

RETAIL UNIT  
99.80 SQ M (1,074 SQ FT)



53A OXFORD STREET  
WESTON SUPER MARE  
NORTH SOMERSET  
BS23 1TR

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## LOCATION

The property is located on Oxford Street in Weston Super Mare Town Centre, a busy thoroughfare leading into the town centre, forming part of the A370, which is a main arterial route linking the town centre with junction 21 of the M5 motorway to the east.

The High Street, and The Promenade, are both situated a short distance from the property. Dolphin Square, a new leisure development, is also located nearby.

## DESCRIPTION

- Ground floor retail unit with rear storage and staff ancillary.
- Well-presented premises with tiled floor, plaster-painted walls, suspended ceiling with panel lighting, sales counter and fully-glazed shopfront.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate net internal floor areas:-

Description	sq m	sq ft
<u>Ground Floor</u>		
Sales Area	63.30	681
Ancillary/Storage	12.65	136
Kitchen	23.85	257
WC	-	-
<b>Total Net Internal Area</b>	<b>99.80</b>	<b>1,074</b>

## TENURE

The property is available by way of a new lease on terms to be agreed.

## RENT

£12,500 per annum exclusive.

## BUSINESS RATES

The Valuation Office Agency website states premises are currently entered into the rating list as follows:-

Description: Shop & Premises  
Rateable Value: £9,500

Interested parties are advised to make their own enquiries of the Valuation Office agency to ascertain the exact rates payable.

## COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

All prices are quoted exclusive of VAT whether or not chargeable.

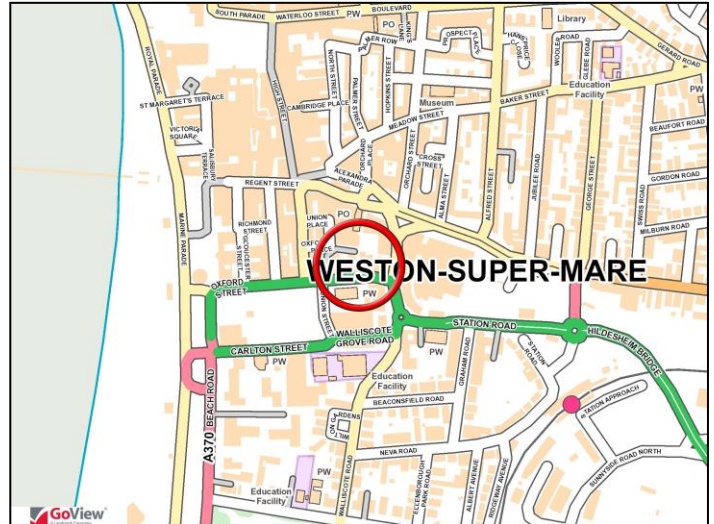
## PLANNING

We understand the premises has planning consent for A1 (Retail) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

## LOCATION PLANS



## VIEWING & FURTHER INFORMATION

Through sole agents ETP Property Consultants:-

Anthony Walker  
0117 317 1721  
Anthony@ETPproperty.co.uk

**SUBJECT TO CONTRACT & VACANT POSSESSION  
JANUARY 2018**