

# TO LET

Retail Unit with E(b) Planning Permission

\*A3 (Restaurant & Café) Consent\*

99.80 SQ M (1,074 SQ FT)



53a OXFORD STREET  
WESTON SUPER MARE  
BS23 1TR

**BLADEN COMMERCIAL PROPERTY CONSULTANTS**

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[www.bladenproperty.co.uk](http://www.bladenproperty.co.uk)

## LOCATION

The property is located on Oxford Street (A370) in central Weston Super Mare, a busy thoroughfare leading into the town centre. This is part of the main shopping and leisure area of the town.

High Street is nearby and the regenerated Dolphin Square leisure complex is directly opposite. Occupiers include shops, restaurants and coffee shops, including Costa, Cineworld, Nando's, Prezzo and Pizza Express.

## DESCRIPTION

- Prominent ground floor retail unit with ancillary kitchen, preparation and storage.
- E(b) - A3 (restaurant and café) consent.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	sq m	sq ft
Sales Area	63.30	681
Ancillary	12.65	136
Kitchen	23.85	257
Total	99.80	1,074

## TENURE

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

## RENT

£12,500 per annum exclusive.

## BUSINESS RATES

The Valuation Office Agency website states the 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 with North Somerset Council to ascertain the exact rates payable.

**Note:** Based on the current Rateable Value no business rates are potentially 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. We do not believe VAT is chargeable on the rent but this will be confirmed.

## PLANNING

We have not made any enquiries with North Somerset Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E (b) – formerly A3 (Restaurant & Café Use) under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC for this property has been commissioned and is available on request.

## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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**SUBJECT TO CONTRACT**  
**March 2021**

