CHARLES DARROW

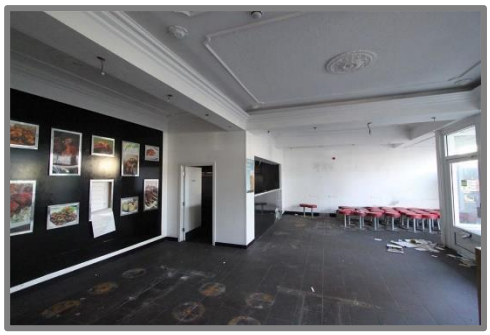
DON'T LEAVE PROPERTY TO CHANCE

CO.UK

84-86 Regent Street, Weston-Super-Mare

For Let – Leasehold

Ref: CD-70032



Prime Retail Space

- Double fronted retail premises with A3 usage
- High levels of passing footfall
- Prominent frontage of 36 feet
- Circa 1,600 ground floor sales area
- Brought to the market as a developers shell
- Would suit a range of operators
- Rear access for deliveries and parking

£35,000 Rental P/a

84-86 Regent Street
Weston-Super-Mare
BS23 1SR

Tel: 01626 330022
Email: enquiries@charlesdarrow.co.uk
Web: www.charlesdarrow.co.uk

Offices in North & South Devon
Address: 12 St Paul's Road, Newton Abbot, TQ12 2HP

Situation

Located on the Bristol Chanel, this popular resort lies just 18 miles South-West of the City of Bristol. With its beach lined frontage, historic buildings and modern developments ongoing, the area is popular with holiday makers, along with local patrons.
The premises is situated in close proximity to the Odeon Cinema, Subway, Post Office, New Look and TSB Bank, as well as one of the town's main Car Parks and bus stops.

Regent street is one of the key leisure areas in Weston-Super-Mare, benefitting from many complementary traders. The area also benefits from close proximity to the prime high street and to the established A3/A4 leisure pitch that runs from the unit towards the pier.

The Property

Ground floor lock-up retail premises currently comprising main frontal trading area, a range of ancillary areas, WC's and rear deliveries entrance.

Internal Details

Front trading area (37'3"x 36'9")

Ancillary areas a range of areas previously used as a commercial kitchen, storage & office totalling circa 700 sq ft.

Tenure Details

The unit is available by way of assignment of the existing lease which expires in 2027.

The lease includes a full repairing and insuring agreement with three yearly rent reviews at a passing rent of £35,000 per annum exclusive.

Permitted Usage

We are informed that the unit has a range of permitted usage classifications including A1, A2 & A3.

Rateable value & business rates

Current valuation as registered on the 2010 rating list (1st April 2010 - 31st March 2015) is £36,250

Services

We are advised that all main services are connected.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent:

James Sanders
Tel: 01626 330022
Email: james.sanders@charlesdarrow.co.uk

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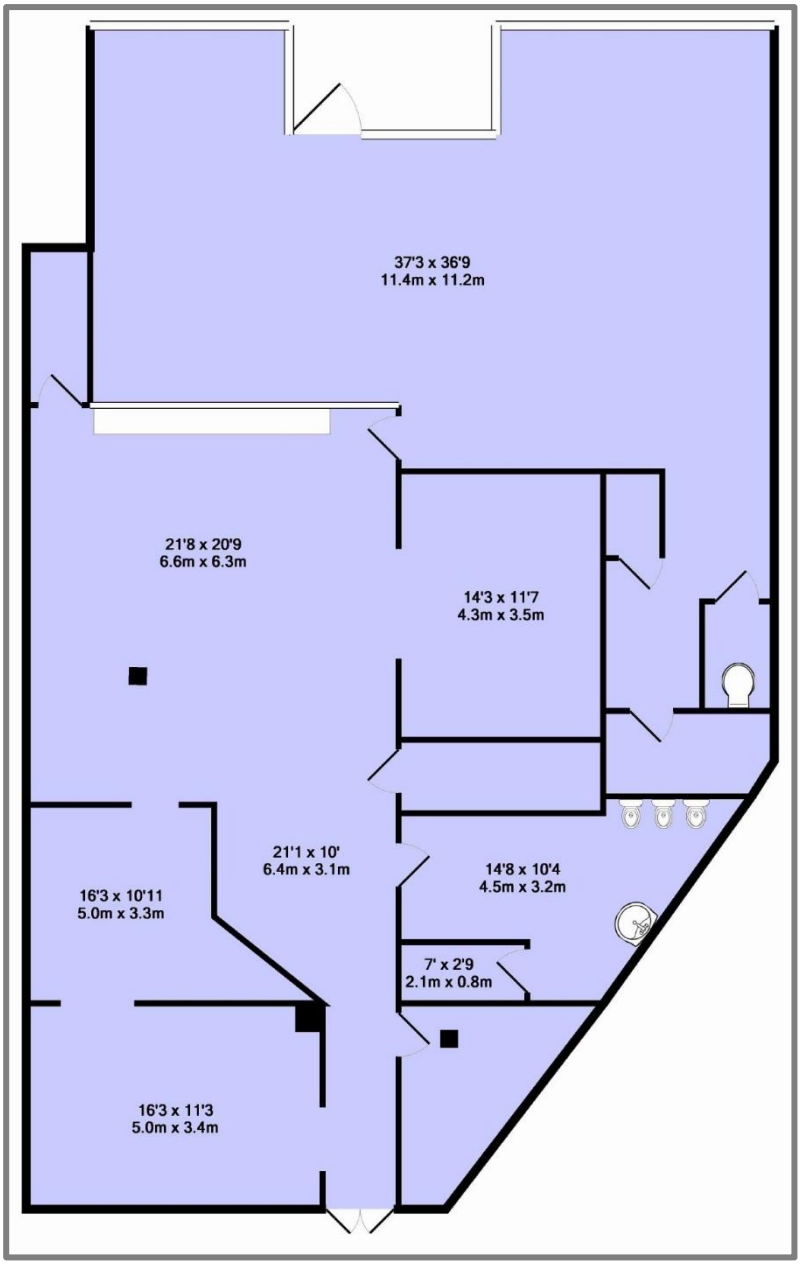

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