

Lot 44, 36 High Street, Weston-Super-Mare,

Somerset BS23 1JA

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Retail Unit with Two Upper Floors of Ancillary Accommodation
- Busy Pedestrianised High Street Location
- Of Interest to Investors and Owner Occupiers
- Close to The Sovereign Shopping Centre
- Nearby Occupiers Include JD Sports, Poundland, Costa Coffee, Holland & Barrett, Barclays Bank, Greggs and McDonald's

Lot

44

Auction

22nd September 2022

Rent

£10,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 21 miles south-west of Bristol
Roads A370, M5
Rail Weston-Super-Mare
Air Bristol Airport

Situation

The property is situated on the east side of the busy pedestrianised High Street, a short walk from The Sovereign Shopping Centre, with nearby retailers including Boots the Chemist, JD Sports, Poundland, Costa Coffee, Holland & Barrett, Barclays Bank, Greggs and McDonald's.

Tenure

Freehold.

EPC

Band D.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Income	Reversion
Ground	Retail	61.33	(660)	SIX FOR A FIVER LIMITED t/a Everything One Pound	36 Months from 04/01/2021 (1)	£10,000 (2)	03/01/2024 (1)
First	Ancillary	49.23	(529)				
Second	Ancillary	60.11	(647)				
Total Approximate Floor Area		170.67	(1,836) (3)			£10,000	

(1) The property is currently occupied under a lease and whilst the current lease expires on 3/1/2023 the lessee has also signed a reversionary lease expiring on 3/1/2024. Further details are available from the legal pack.

(2) The rent is paid annually in advance. The rent for 2022 has been paid in full. Further details are available from the legal pack.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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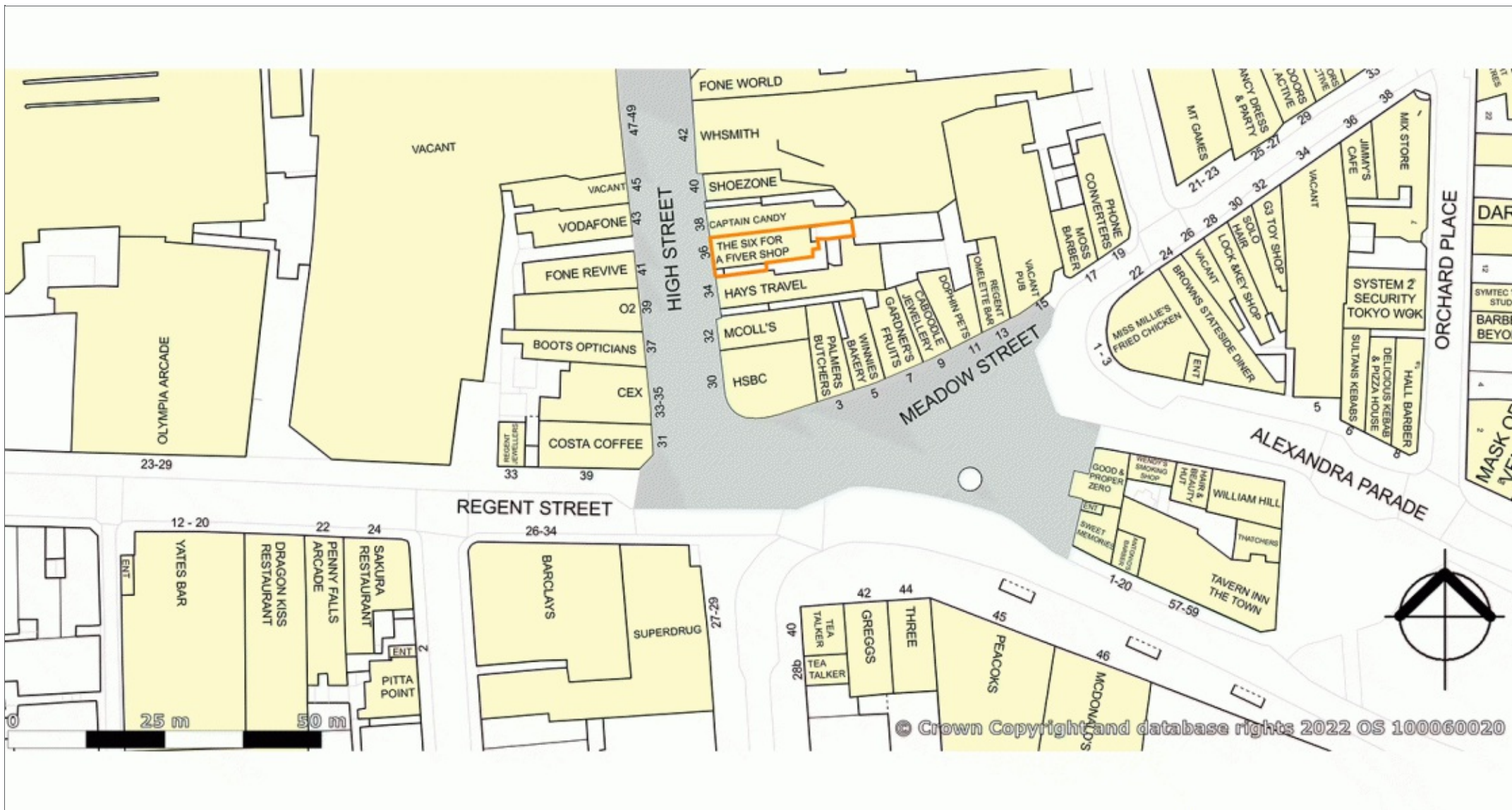
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Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Philip Smallwood

Wonwell Cottage, Combeshead Road

Newton Abbot

Devon

TW12 1PY

Philip Smallwood

01626 245 045

Philip@philipsmallwood.co.uk

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September 2020