

**Lot 15, B&M, 66-68 High Street, Weston-Super-Mare,  
Somerset BS23 1HS**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



# Lot 15, B&M, 66-68 High Street, Weston-Super-Mare, Somerset BS23 1HS

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail Investment

- Entirely let to Associated British Foods until February 2025
- Entirely Sublet to B&M Retail Limited t/a B&M
- Substantial Building Comprising approximately 19,471 sq ft
- Pedestrianised Town Centre Location on the Main Shopping Street
- Close to the Sovereign Shopping Centre
- Nearby Occupiers Include Boots the Chemist, JD Sports, Poundland, Costa Coffee, Holland & Barrett, Barclays Bank, Greggs and McDonald's

#### Lot

15

#### Auction

15th December 2022

#### Rent

£294,000 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 Railway Station  
**Air** Bristol Airport

### Situation

The property is located 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.

### Description

The property, a substantial and prominent two storey building comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property has been sublet in its entirety to B&M Retail Limited, trading as B&M and benefits from rear loading via North Street. The property may be suitable for re-development subject to consents.

### VAT

VAT is applicable to this lot.

### Completion Period

25 Working Days

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 15, B&M, 66-68 High Street, Weston-Super-Mare, Somerset BS23 1HS

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground/First	Retail/Ancillary	1,809.00	(19,471)	ABF Investments PLC (1) currently t/a B&M	7 years and 9 months from 01/05/2017 (2)	£294,000	01/02/2025
Substation				Western Power Distribution Limited	99 years from 01/12/1967		
<b>Total Approximate Floor Area</b>		<b>1,809.00</b>	<b>(19,471) (3)</b>			<b>£294,000</b>	

(1) For the year ending 18/09/2021 ABF Investments PLC reported a net worth of £2,912,000,000. (NorthRow 17/11/2022). ABF Investments PLC are part of Associated British Foods Plc, a British multinational food processing and retailing company which includes brands such as Primark, Ryvita, Jordans and Twinings ([www.abf.co.uk](http://www.abf.co.uk)).

(2) The property has been sublet to B&M Retail Limited for a term of years from 08/10/2018 until 28/01/2025.

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

**Lot 15, B&M, 66-68 High Street, Weston-Super-Mare,  
Somerset BS23 1HS**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



# Lot 15, B&M, 66-68 High Street, Weston-Super-Mare, Somerset BS23 1HS

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



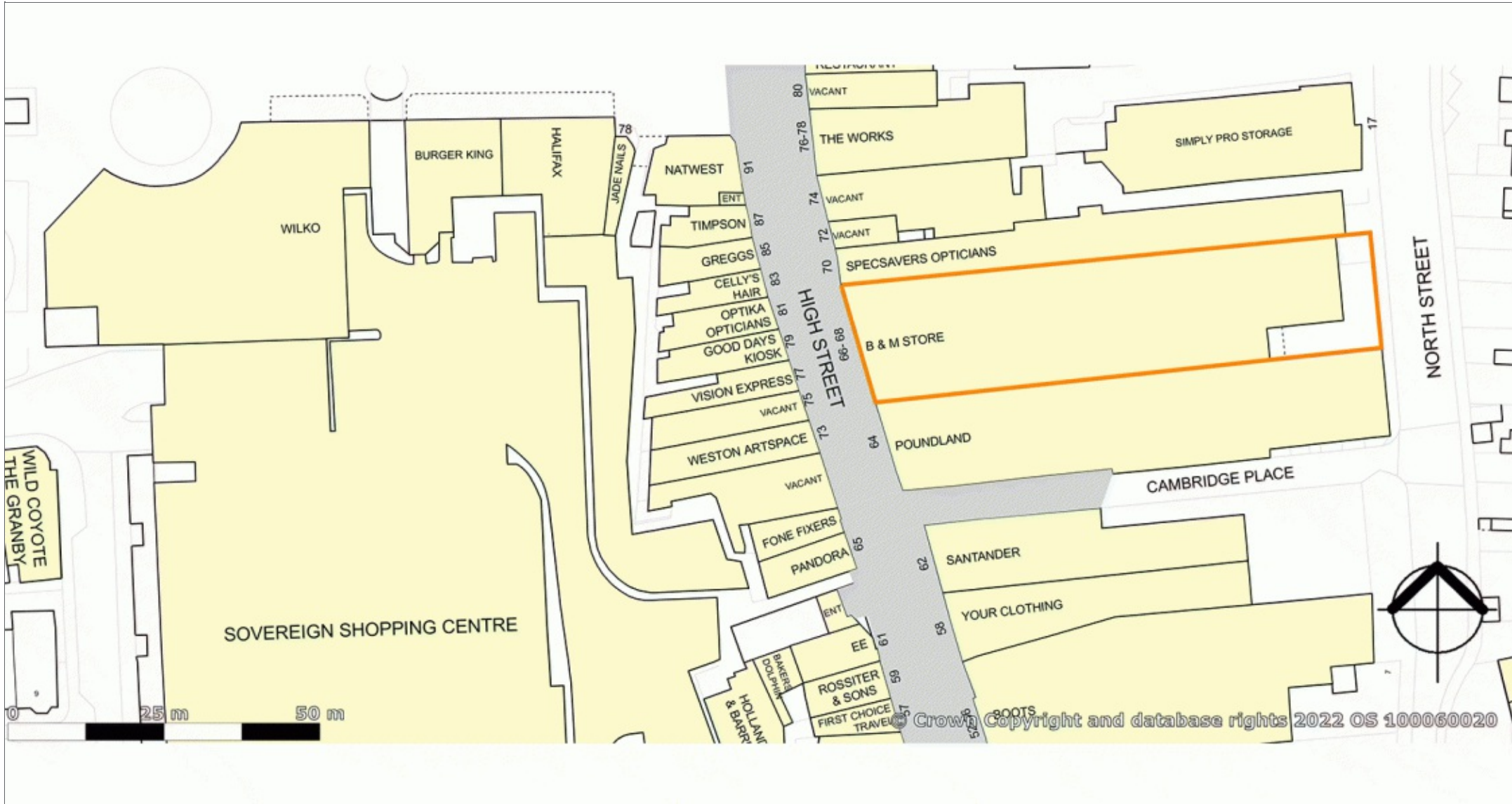
# Lot 15, B&M, 66-68 High Street, Weston-Super-Mare, Somerset BS23 1HS

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



# Lot 15, B&M, 66-68 High Street, Weston-Super-Mare, Somerset BS23 1HS

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



# Lot 15, B&M, 66-68 High Street, Weston-Super-Mare, Somerset BS23 1HS

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Charlie Powter**

+44 (0)20 7034 4853

+44 (0)7768 120 904

[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

**Jon Skerry**

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

### Seller's Solicitors

**Cripps LLP**

Wallside House, 22 Mount Ephraim Road

Tunbridge Wells

Kent

TN4 8AS

**Kate Robinson**

01892 560 314

[kate.robinson@cripps.co.uk](mailto:kate.robinson@cripps.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020