

lot 54

42-44 High Street Weston-Super-Mare, Avon BS23 1JA

Rent
£111,500
per annum
exclusive

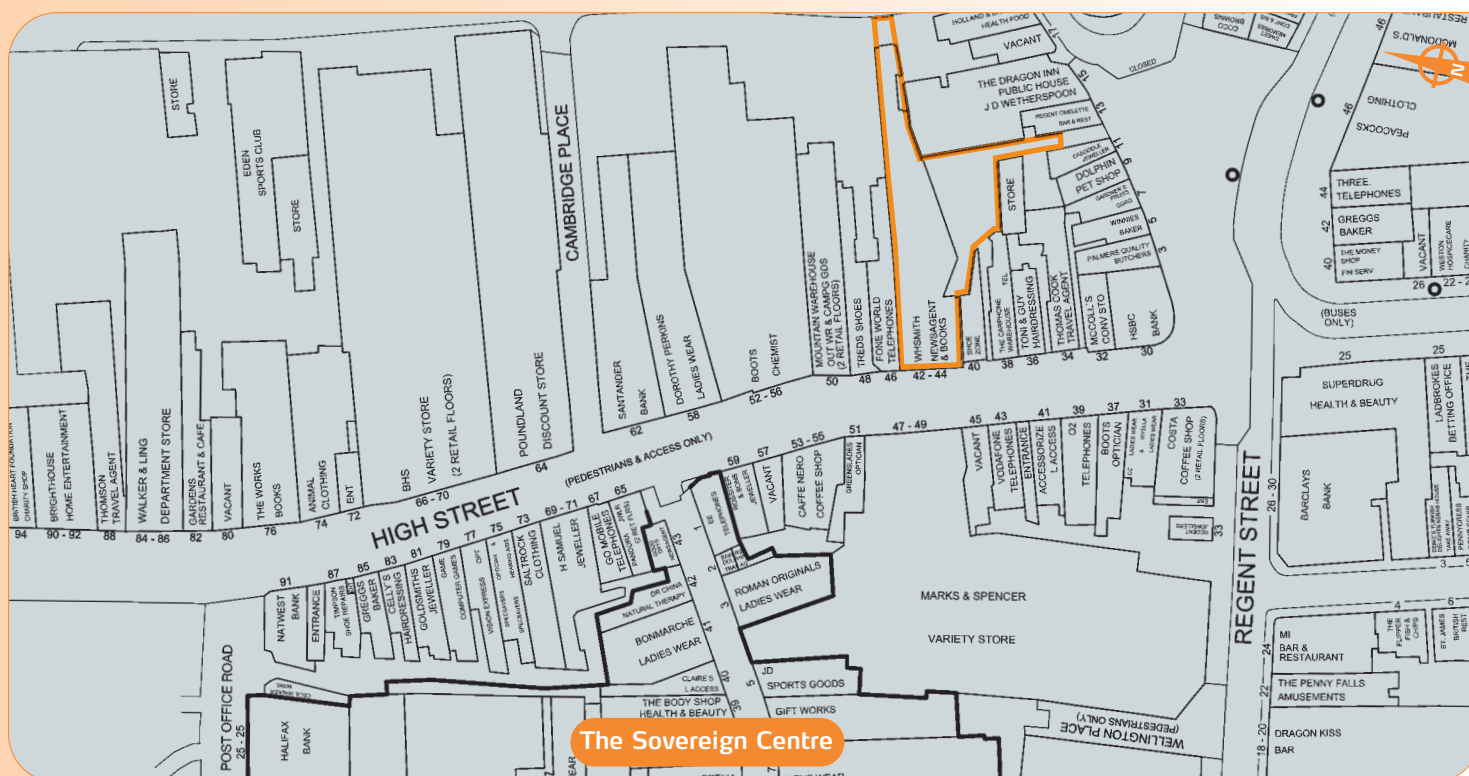
Freehold Retail Investment

- Let to WH Smith Retail Holdings Limited on a renewed lease
- WH Smith has occupied the property since at least 1952
- Prime double-frontage unit on busy pedestrianised High Street

- Approximately 50m from the Sovereign Shopping Centre
- Opposite Marks & Spencer and close to Boots the Chemist, Superdrug and HSBC



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The Sovereign Centre

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**Location**

Miles: 22 miles south-west of Bristol
58 miles south-west of Cheltenham
60 miles west of Swindon

Roads: A371, M5

Rail: Weston-Super-Mare Railway Station

Air: Bristol Airport

Situation

The property is situated in a prime position on the pedestrianised and busy High Street some 50 metres from the Sovereign Shopping Centre. Nearby occupiers include Marks & Spencer directly opposite, Boots the Chemist, Superdrug, Costa Coffee and HSBC Bank.

Description

The property comprises retail and ancillary accommodation on the ground floor and ancillary accommodation on the first and second floors. The property benefits from a separate access via High Street and rear access via North Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	660.47 sq m	(7,109 sq ft)	WH SMITH RETAIL HOLDINGS LIMITED (1)	5 years from 17/07/2015 on a full repairing and insuring lease	£11,500	17/07/2020
First	Ancillary	215.72 sq m	(2,322 sq ft)				
Second	Ancillary	23.77 sq m	(256 sq ft)				
Totals		899.96 sq m	(9,687 sq ft)			£11,500	

(1) For the year ending 31/08/2014, WH Smith Retail Holdings Limited reported a turnover of £164,447,000, pre-tax profits of £105,938,000 and a total net worth of £466,645,000. (Source: www.experian.co.uk 10/09/2015)

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855
Email: john.mehtab@acuitus.co.uk

Alec Linfield
Tel: +44 (0)20 7034 4860
Email: alec.linfield@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

**Seller's Solicitors:**

Chafes Solicitors LLP
Hesketh House, 16 Alderley Road, Wilmslow, Cheshire SK9 1JX.
Tel: +44 (0)1625 531 676.
Email: daniel.woodcock@chafes.co.uk
Ref: Daniel Woodcock.