

Lot 22

Vacant Possession

72-74 High Street, , Weston-Super-Mare, Somerset BS23 1HS Freehold Town Centre Development Opportunity



Key Details

- Comprises approximately 805.80 sq m (8,674 sq ft)
- Of interest to owner occupiers, investors and developers with Change of Use and Development Potential
- Benefits from separate access to upper floors
- Prominent position close to The Sovereign Shopping Centre
- Nearby retailers include Wilko, Savers, Card Factory, Trespass, B&M, Poundland, The Works, Caffe Nero, Boots the Chemist and WHSmith
- Low Capital Value per sq ft on Guide Price

Location

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

Situation

Weston-super-Mare is a popular seaside town in Somerset located approximately 21 miles south-west of Bristol. The property is situated in a prominent position on the east side of the pedestrianised high street, a short walk to The Sovereign Shopping Centre, with retailers including Wilko, Savers, Card Factory and Trespass. Other nearby retailers on High Street include B&M, Poundland, The Works, Caffe Nero, Boots the Chemist and WHSmith.

Description

The property comprises a refurbished ground floor shop with separate access to the first and second floors, which were previously let separately comprising part trading accommodation. There is lift access to the first floor in a lobby at ground floor level and the property benefits from loading at the rear. The whole building is fully fitted to a high standard.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion.

Energy Performance Certificate

C. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail/Ancillary	304.80 sq m (3,281 sq ft)	VACANT
First	Retail/Ancillary	360.00 sq m (3,875 sq ft)	
Second	Ancillary	141.50 sq m (1,523 sq ft)	
Total		805.80 sq m (8,679 sq ft)	



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Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Associate Auctioneer:
Robert Larkman
+44 (0)1823 323523
rw@larkmanedgcombe.co.uk



Seller's Solicitors: Knights Plc
Christopher Dickinson
+44 (0)1865 811 700
chris.dickinson@knightsplc.com