

# Lot 35

£27,111.25 Per Annum  
Exclusive

## 20 Regent Street, Burnham on Sea, Somerset, TA8 1AB

Prominent Freehold Bank and Office Investment



### Key Details

- Ground and part first floor let to National Westminster Bank Ltd until 2025 (no breaks)
- Part first and second floor let to James and Co Solicitors until 2025 (subject to option)
- Includes 2 car parking spaces at the rear.
- Medium term development potential (subject to consents)
- 50 metres from Seafront & Esplanade
- VAT-free Investment

### Location

**Miles:** 10 miles south of Weston-Super Mare  
25 miles south-west of Bristol  
**Roads:** B3139, A38 M5 (Junction 22)  
**Rail:** Highbridge & Burnham  
**Air:** Bristol Airport

### Situation

Burnham on Sea is a popular tourist destination with its long sandy beaches, located 10 miles south of Weston Super Mare, 18 miles west of Wells and 12 miles from the Mendip Hills/Cheddar Gorge. The property is prominently situated on the corner of Regent Street and Victoria Street in the centre of Burnham-on-Sea. Neighbouring occupiers include Nationwide, Londis, Well pharmacy, Betfred and Lloyds bank along with a number of local traders, restaurants and pubs.

### Description

The property comprises a ground and part first floor former bank and part first and second floor office accommodation with two parking spaces at the rear. The property benefits from medium term redevelopment potential (subject to consents).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

See legal pack.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion	
Ground Part First	Banking Hall Ancillary	165.40 sq m 40.30 sq m	(1,780 sq ft) (433 sq ft) (2)	NATIONAL WESTMINSTER BANK LTD (Not in occupation)	20 years from 08/06/2005	£17,361.25	23/06/2025
Part First and Second	Offices	233.27 sq m	(2,511 sq ft)	JAMES & CO SOLICITORS	4 years from 15/02/2021 (1)	£9,750	31/05/2025
<b>Total</b>		<b>438.97 sq m</b>	<b>(4,724 sq ft)</b>			<b>£27,111.25</b>	

(1) The lease provides for a tenant and landlord option to determine on 25/03/2023.

(2) The above floor areas have been provided partly by the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk) and partly by the Seller.

### Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancies. Interested Parties are referred to [www.sedgemoor.gov.uk](http://www.sedgemoor.gov.uk)



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