

Lot 5, 27-29 High Street, Weston-Super-Mare,

Somerset BS23 1HA

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



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Property Information

Substantial Freehold High Street Investment

- Let to Superdrug Stores Plc
- Recently extended 5 year lease from February 2022 (2)
- Re-based rent
- Approximately 7,505 sq ft
- Prominent corner position on pedestrianised High Street, a short walk from The Sovereign Shopping Centre
- Nearby retailers include Boots the Chemist, JD Sports, Poundland, Costa Coffee, Holland & Barrett, Barclays Bank, Greggs and McDonald's

Lot

5

Auction

18/May/2022

Rent

£60,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

On Behalf of a Real Estate
Investment Trust

Location

Miles

21 miles south-west of Bristol

Roads

A370, M5

Rail

Weston-Super-Mare

Air

Bristol Airport

Situation

The property is situated in a prominent corner position on the pedestrianised High Street, at its junction with Regent 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 C.

Description

The property comprises a large shop arranged on the ground and first floors. The property benefits from a retail frontage to both High Street & Regent Street as well as frontage to St James Street at the rear with a loading bay.

VAT

VAT is applicable to this lot.

Completion Period

6 week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	379.57 sq m 317.71 sq m	(4,085 sq ft) (3,420 sq ft)	SUPERDRUG STORES PLC (1)	5 years from 01/02/2022 until 31/01/2027 (2) on a full repairing & insuring lease	£60,000
		697.28 sq m	(7,505 sq ft)			£60,000

(1) For the year ending 31st December 2020, Superdrug Stores PLC reported a turnover of £1,111,403,000, a pre-tax profit of £18,763,000 and shareholder funds of £321,635,000

(2) The lease is subject to a tenant only option to determine on 01/02/2025

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September 2020