

Lot 27, 70 High Street, Weston-Super-Mare, Somerset BS23 1HS

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 27, 70 High Street, Weston-Super-Mare,

Somerset BS23 1HS

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Property Information

Freehold High Street Retail Investment

- Predominantly let to Specsavers
- Large ground floor shop approx. 5,570 sq ft
- Lease expires October 2027 (no breaks)
- Pedestrianised town centre location on the main shopping street
- Close to The Sovereign Shopping Centre and other retailers including Boots the Chemist, Poundland and Costa

Lot

27

Auction

12/Jul/2022

Rent

£52,000 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
Air Bristol Airport

Situation

The property is situated in Weston-Super-Mare town centre on the pedestrianised High Street, nearby to its junction with Waterloo Street and South Parade. The Sovereign Shopping Centre is a short walk away as well as other nearby retailers including Boots the Chemist, Poundland and Costa.

Tenure

Freehold.

EPC

See legal pack

Description

The property comprises a large shop arranged on the ground floor only. The first & second floors are currently disused and accessed only via a secure rear fire escape.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

6 week completion

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 27, 70 High Street, Weston-Super-Mare,

Somerset BS23 1HS

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)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.	Rent Review
Ground	Retail/Ancillary	456.25	(5,570)	SPECSAVERS OPTICAL SUPERSTORES LIMITED(1) (t/a Specsavers)	10 years from 27/10/2017	£52,000	27/10/2022
First/Second (2)	Ancillary	290.80	(3,130)	-	-	-	-
Total		747.05	(8,700)			£52,000	

(1) For the year ending 31st December 2021, Specsavers Optical Superstores Limited reported a turnover of £2,738,227,000, a pre-tax profit of £441,528,000 and shareholder funds of £218,231,000

(2) Please note the first and second floors are not in use and currently have restricted access via a secure rear fire escape.

Lot 27, 70 High Street, Weston-Super-Mare, Somerset BS23 1HS

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 27, 70 High Street, Weston-Super-Mare, Somerset BS23 1HS

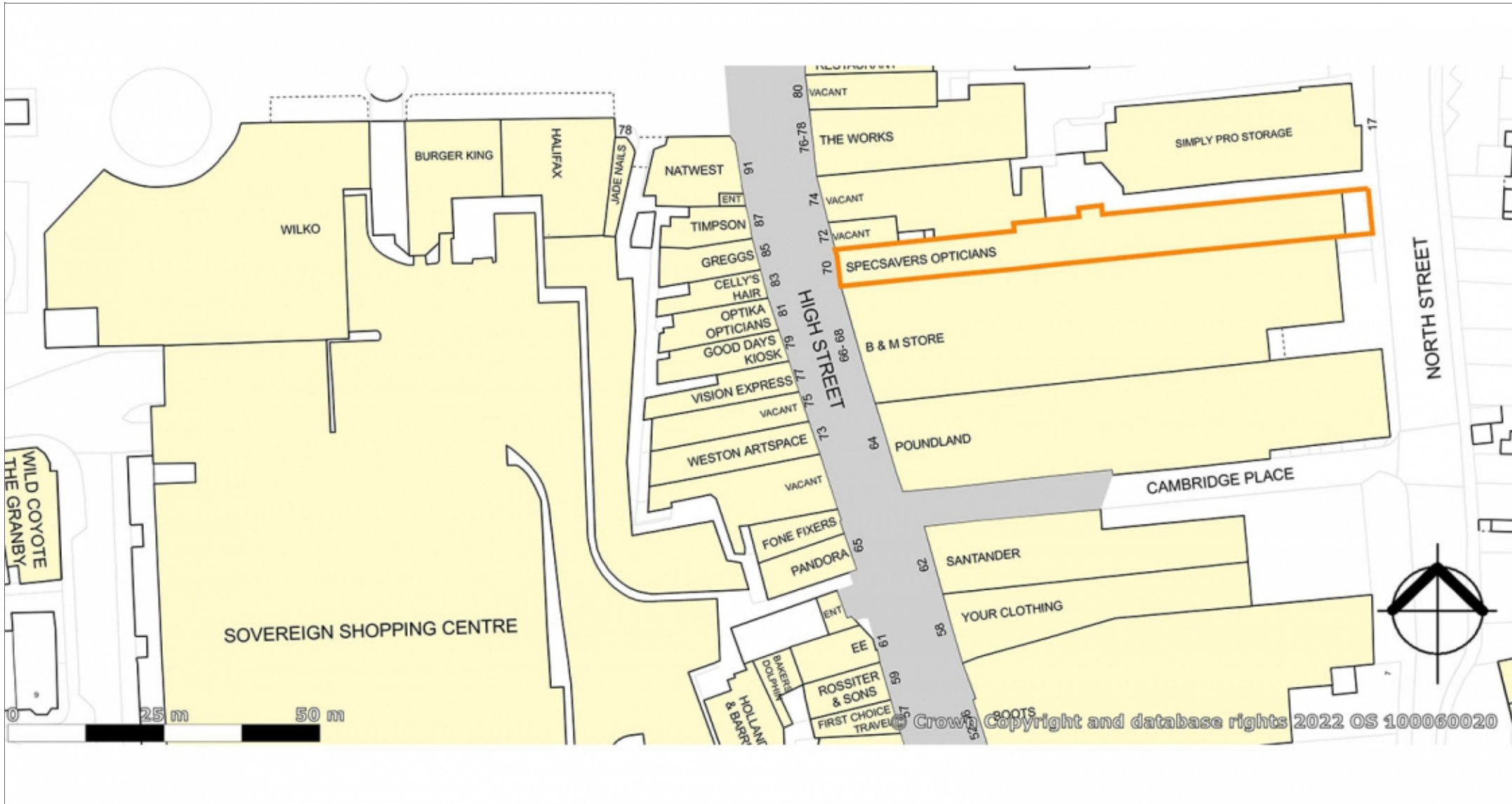
For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 27, 70 High Street, Weston-Super-Mare,

Somerset BS23 1HS

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 27, 70 High Street, Weston-Super-Mare,

Somerset BS23 1HS

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Edward Martin

+44 (0)20 7034 4854

+44 (0)7478 673 535

edward.martin@acuitus.co.uk

Seller's Solicitors

Structadene Group

3rd Floor, 9 White Lion Street

London

N1 9PD

James Thomson

+44 (0)20 7843 9196

james.t@pearl-coutts.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