

LAUREL & WYLDE

ESTATE AGENTS



6 High Street, Burnham-On-Sea, Somerset TA8 1NX
£365,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** WOW *** WHAT A FABULOUS OPPORTUNITY *** WHOLE COMMERCIAL PROPERTY ON BURNHAM HIGH STREET *** LARGE COMMERCIAL PREMISES WITH A MAIN OFFICE, KITCHEN, STORE ROOM AND CLOAKROOM *** VERY LARGE TWO BEDROOM FLAT WITH A HUGE KITCHEN / FAMILY ROOM, LIVING ROOM, PANTRY, CLOAKROOM, TWO BEDROOMS AND A FAMILY BATHROOM *** REAR COURTYARD *** £2,650 INCOME *** 7% MINIMUM YIELD *** TENANTS IN SITU *** NO ONWARD CHAIN ***

Main Office

23'8 (max) x 18'8 (max) (7.21m (max) x 5.69m (max))

Rent - £1200 PCM

A large office space with doors to the store room and an opening to the IT area.

IT Area

With a sliding door to the kitchen and a sliding door to the rear office.

Rear Office

12'4 x 6 (3.76m x 1.83m)

A useful room with access to the store room.

Store Room

10'4 x 3'9 (3.15m x 1.14m)

A useful space with doors to the cloakroom and to the main office.

Cloakroom

Low level WC, wash hand basin, extractor fan.

Kitchen

9'4 x 6'6 (2.84m x 1.98m)

A rear aspect room with a door to the rear courtyard.

Rear Courtyard

Predominantly an access to the two flats, but also offering a rear courtyard space and an area for the bins.

Flat 5

Rental Income - £850 PCM

Entrance Hall

With a door to the cloakroom, a door to the kitchen / dining room and stairs to the first floor landing.

Kitchen / Family Room

20'5 x 11'9 (6.22m x 3.58m)

A fabulous size room with a kitchen area and ample space for a dining table and chairs. Door to the rear lobby.

Rear Lobby & Pantry

Access to the pantry and the rear courtyard.

Flat 5A

Rent - 600PCM.

Living / Kitchen

16'2 x 11'1 (max) (4.93m x 3.38m (max))

A spacious area with a door leading to the ground floor and two uPVC double glazed windows. There is a kitchenette and space for a range of living furniture.

Doors to the bedroom and the shower room.

Bedroom

11'2 x 11'2 (3.40m x 3.40m)

A double bedroom with a side aspect window.

Shower Room

A side aspect room with a window, low level WC, pedestal wash hand basin and a shower cubical.

Store Room

A useful store room for use (currently) with flat 5A. This could be a bike store etc....



Total area: approx. 211.0 sq. metres (2271.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	