

LAUREL & WYLDE

E S T A T E A G E N T S



5 High Street, Burnham-On-Sea, Somerset TA8 1NX £345,000

*** FABULOUS HIGH STREET COMMERCIAL OPPORTUNITY WITH OFF STREET PARKING *** LARGE OFFICE(S) SPACE AND TWO FLATS *** WHAT A FABULOUS OPPORTUNITY *** WHOLE COMMERCIAL PROPERTY ON BURNHAM HIGH STREET *** LARGE COMMERCIAL PREMISES WITH A MAIN OFFICE, SECOND BACK OFFICE *** KITCHEN, STORE ROOM AND CLOAKROOM *** VERY LARGE FLAT WITH A HUGE KITCHEN / FAMILY ROOM, LIVING ROOM, PANTRY / UTILITY SPACE, CLOAKROOM, TWO BEDROOMS AND A FAMILY BATHROOM *** ONE BEDROOM FLAT WITH A LIVING / KITCHEN & DINING ROOM, DOUBLE BEDROOM & SHOWER ROOM *** UNDER-STAIRS STORE *** 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 useful store room for use (currently) with flat 5A. This could be a bike store etc....

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 - 595PCM.

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.

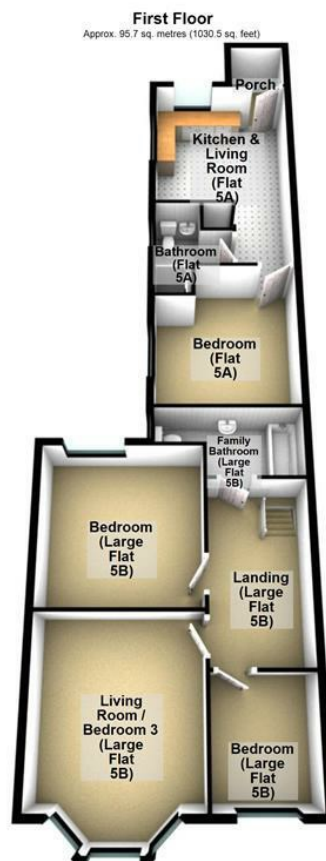
Bedroom**11'2 x 11'2 (3.40m x 3.40m)**

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



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		
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