



Maisonette and shop Victoria Street

Burnham On Sea, TA8 1AN

Price £205,000



# PROPERTY DESCRIPTION

An investment opportunity to purchase a two/three bedroom maisonette above a separate lock-up shop situated in a busy location in the popular seaside town of Burnham-on-Sea.

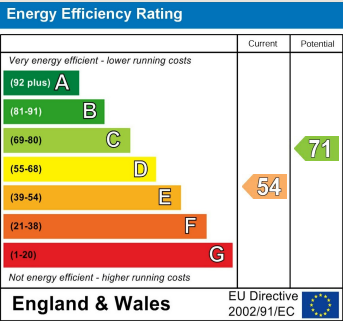
Shop with office area, kitchenette and cloakroom.  
Maisonette with kitchen, lounge, two/three bedrooms, bathroom.  
Gas central heating, upvc double glazing and parking to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

### 35 Victoria Street (Office)

Shop area with door opening to:

#### Office Area

23'7" plus recess x 9'5" (7.19 plus recess x 2.88)

Two windows to the front. To the rear of the office is a:

#### Kitchenette

5'11" x 4'11" (1.81 x 1.51)

Fitted with a floor unit and sink.

#### Cloakroom

Comprising low level w.c., wash hand basin and extractor fan.

### 35A Victoria Street (Maisonette)

Upvc double glazed entrance door to the:

#### Kitchen/Diner

18'9" x 9'6" (5.74 x 2.90)

Fitted with a range of wall and floor units, single sink drainer unit, integrated oven, hob and extractor fan, space for fridge/freezer, two upvc double glazed windows to the side.

Stairs rising to the landing area.

#### Lounge

11'7" x 10'6" (3.54 x 3.21)

Double glazed window to the front.

### Bedroom 1

11'7" x 10'0" (3.55 x 3.07)

Built in wardrobe and upvc double glazed window to the side.

### Bedroom 2

9'10" x 6'9" (3.02 x 2.06)

Double glazed window to the side.

### Bedroom 3/Store

7'4" x 5'9" (2.25 x 1.77)

Double glazed window to the side. Access to roof space with gas boiler supplying domestic hot water and radiators.

### Bathroom

7'4" x 7'3" (2.25 x 2.23)

Comprising panelled bath, pedestal wash hand basin and close coupled w.c.

Double glazed window to the side.

### Outside

To the rear of the property is an area of off street parking for three vehicles offering "potential".

### Description

We are pleased to be able to offer the opportunity to purchase the freehold of a lock-up shop together with a self contained two/three bedroom maisonette with off street parking to the rear situated in a busy location within the ever popular seaside town of Burnham-on-Sea.

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The shop is currently let at a rental of £450.00 per calendar month and the maisonette at a rent of £595.00 per calendar month giving a gross rental income of £12,540.00

### Directions

From the M5 junction 22 at Edithmead proceed into Burnham-on-Sea town centre and at the roundabout beside the Esso service station take a right turn onto Manor Road and first left into Victoria Street. Proceed down Victoria Street and the premises will be found on the left hand side.

### Energy Performance Certificate

Residential - 54E

Commercial - 84D

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- Gas central heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

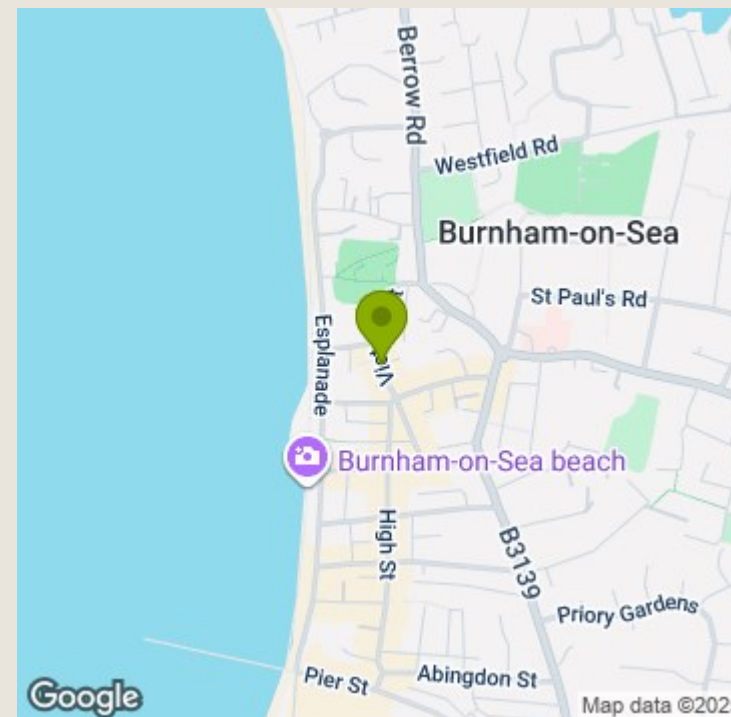
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

