

gth



HIGH STREET, BURNHAM ON SEA, SOMERSET, TA8 1PA

# High Street, Burnham on Sea, Somerset TA8 1PA

Weston-Super-Mare 10 miles

An exciting opportunity to purchase this mixed use premises, containing a premium positioned shop with storage, on the bustling Burnham-on-Sea High Street, as well as two self contained flats with individual access from Ham Lane.

## Guide Price £395,000

**DESCRIPTION** Beginning with the shop, and situated on the ground floor, premises currently comprises retail space of over 100sq meters with full width, and floor to ceiling, High Street display window. To the rear of the shop is an additional storage room, measuring approximately 2.29m x 3.35m, with direct access into Ham Lane. Further facilities include cloakroom, fitted with WC and wash hand basin.

Accessed from Ham Lane, and situated on the first floor of the premises are Flat's One and Two, both of which have individual accesses. Flat one is a deceptively spacious one bedroom apartment comprising, open plan kitchen/living/dining room,



bathroom, master bedroom, dressing area, and cloakroom. The open plan living space benefits from dual aspect windows, whilst the kitchen has been fitted to include, wall and base shaker style units, with integrated oven and hob. Space for freestanding white goods is available. The bathroom consists panelled bath with electric mixer shower over, pedestal sink and integrated linen/storage cupboard. From the hallway, additional storage is found as an airing cupboard. Bedroom one is a generous double room in size, with adjoining dressing area and separate WC.

Flat Two is a bright and airy two bedroom apartment comprising kitchen, living/dining room, two bedrooms and a family bathroom. Both bedrooms are double rooms in size, with space additional space for freestanding storage into recesses. The living/dining room fronts onto Burnham-on-Sea High Street with feature bay window. The apartment also benefits from a small amount of outside space with a

tidy decked area, leading up to the front door, suitable for some garden chairs.

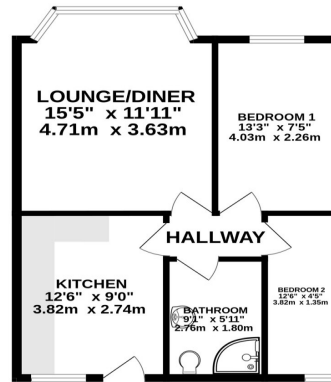
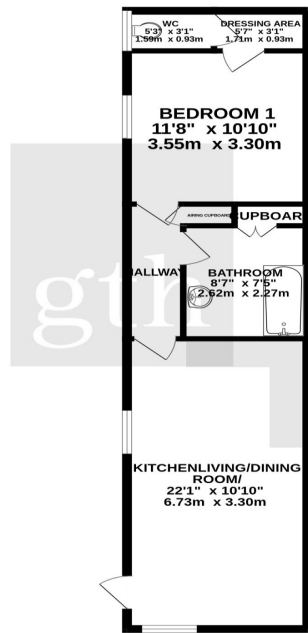
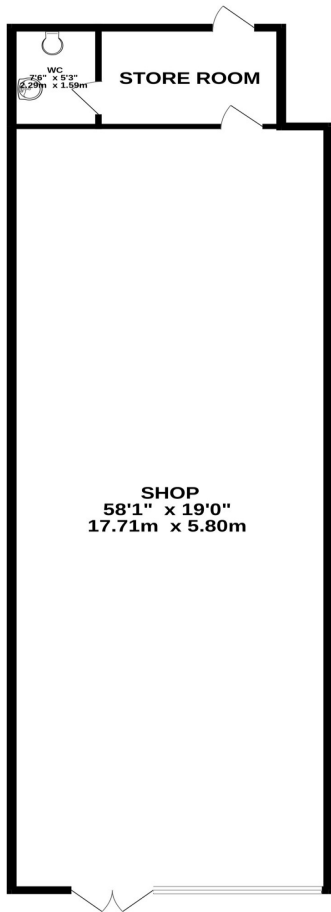
**SITUATION** The property is situated in a prominent position to the High Street in the Victorian seaside town of Burnham-on-Sea within a short stroll of the sea front and Esplanade. The town of Burnham-on-Sea offers a bustling High Street of shops, restaurants, coffee shops, etc., together with its popular seafront and Esplanade. There is a mainline railway station in Highbridge and Bristol Airport is approximately 20 miles distant. The major coastal town of Weston-Super-Mare is also within easy reach of the property with its excellent shopping and banking facilities together with historic Pier and sea front.

**SERVICES:** Mains electric and mains drainage and water

# HIGH STREET

SHOP  
1228 sq.ft. (114.1 sq.m.) approx.

FLAT ONE & TWO  
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 2253 sq.ft. (209.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**OUTGOINGS:** Sedgemoor District Council

Flat 1— Band 'A'

FLAT 2—Band 'A'

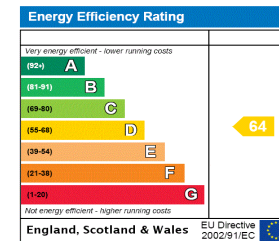
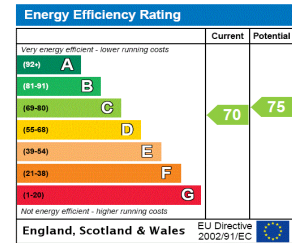
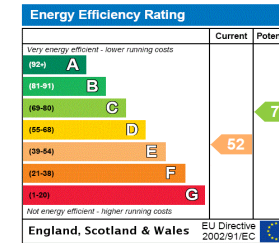
**AGENTS NOTE:** The business rates payable for 2023/24 are £3118.75. Both apartments are currently rented, as part of formal tenancy agreements, all tenants have indicated at the time of writing they would like to remain in the property should the opportunity arise.

**SPECIAL CONDITIONS:** Business is available by separate negotiation.

**DIRECTIONS:**

From our High Street office head South, along the High Street crossing the junction for Adams Street. After approx. 10 yards the property will be found on your left hand side.

GREENSLADE TAYLOR HUNT  
www.gth.net



Shop

## IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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Flat 2

Viewing

Strictly by appointment with the agents  
Greenslade Taylor Hunt.  
44 High Street, Burnham on Sea  
Somerset, TA8 1AZ

Email: [residential.burnham-on-sea@gth.net](mailto:residential.burnham-on-sea@gth.net)  
Tel: 01278 782326 | Ref: BUR200016



Flat 1



Flat 2



Flat 1