

MAGGS & ALLEN

6 REGENT STREET
WESTON-SUPER-MARE, BS23 1SQ



Guide Price: £275,000+

A freehold ground floor commercial rental unit let producing an income of £30,000 per annum, with 5 years remaining on the lease to an established amusement arcade, trading as Caesars Palace. The unit extends to approximately 2,385 ft².

Regent Street sits in the heart of Weston-super-Mare and sees high footfall as a key thoroughfare running from the town centre up towards the seafront and the Grand Pier.

A superb investment or pension fund purchase.

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6 REGENT STREET, WESTON-SUPER-MARE, BS23 1SQ



FOR SALE BY AUCTION

This property is due to feature in our online auction on 18 December 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

FREEHOLD GROUND FLOOR COMMERCIAL INVESTMENT - LET FOR £30,000 PER ANNUM

DESCRIPTION

A spacious freehold ground floor commercial unit, prominently positioned in the heart of Regent Street, within close proximity to the seafront in Weston-super-Mare. The retail premises extend to approximately 2,385 ft² and is currently trading as Caesars Palace, a recently renovated and well-established amusement arcade. The tenant is secured on a 10-year lease from September 2020, producing a rental income of £30,000 per annum. The upper residential floors of the property have been sold off on long leases. This is a rare opportunity to acquire a well-located investment property with a secure rental income in one of Weston-super-Mare's busiest trading streets, just moments from the seafront and Grand Pier.

LOCATION

Regent Street sits in the heart of Weston-super-Mare in Somerset. This bustling trading position is a key thoroughfare running from the prime town centre up towards the seafront and the Grand Pier. It sees high footfall, particularly from beachgoers, tourists, and locals moving between the seafront and the retail core.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

COMMERICAL LEASE DETAILS

The property is let on a 10 year commercial lease from September 2020 with a rental income of £30,000 per annum. The lease was subject to a rent review in September 2025 where the rent was increased from £26,000 per annum.

TENURE

The property is to be sold on a freehold basis, subject to the occupational lease above and the long leases of the upper floors which have already been sold off. Please refer to the legal pack for further details.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

PLANNING

A planning application has been submitted by the owner of the upper floors for the proposed change of use of first, second and third floors of building to form a 19-bedroom House in Multiple Occupation. Works to include formation of internal stairway and expansion of existing connecting stairway, replacement of all existing windows with new, installation of 3no. new first floor windows, replacement of 1no. first floor door with a window and block-up of second floor external door.

Application number: 25/P/0511/FUL

Local Authority: North Somerset Council

The upper floors are not included in sale.

BUYER'S PREMIUM

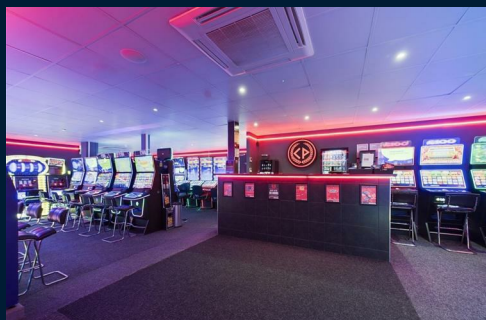
Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.