



REF: 588

The View Restaurant and Take-Away  
5-7 Birnbeck Road, Weston-super-Mare,  
North Somerset BS23 2EE

Leasehold  
£3,750



£3,750 is the rent deposit payable to the landlord. The fixtures and fittings are owned by the landlord but be used by the tenant. Other funds will be needed for rent in advance, stock and working capital.



## FEATURES

- Sea front fish and chip take-away and restaurant
- 35 cover licensed restaurant with sea views
- With Henry Nuttall fryer
- Very well fitted commercial kitchen with extensive inventory
- Modern customer WCs
- Annual rent only £15,000
- Surrounded by densely populated area
- Great business opportunity

## LOCATION

Weston-super-Mare is one of Somerset's premier towns.

The large affluent local population provides a steady all-round trade throughout the year.

Many thousands of tourists also flock to the town to admire the many great beaches and world-famous pier.

Our subject business is located a short stroll from the centre of town directly overlooking the promenade to water beyond.

## THE BUSINESS PREMISES

### Take-Away Servery and Commercial Kitchen

(4.71 m x 12.07 m)

A good-looking space with stripped wooden floor, digital display screen and full-length Henry Nuttall fryer and Epos touch screen till with display screen.

### Customer Serving & Waiting Area for Take-Away

(3.24 m x 1.8 m included in the above)

### Commercial Kitchen

The fully fitted commercial kitchen has fully clad walls, an extensive extraction system, together with a range of stainless steel equipment including commercial oven, various microwaves and potato rumbler.

There is also a non-slip floor.

### Licenced Restaurant Area

(15.75 m x 6.62 m)

Another very well presented and well decorated space.

Stripped wooden floor, timber clad walls and various nautical themed artefacts throughout.

Seating for around 30 customers with plenty of extra space.

A bi-folding door allows full frontal access to Birnbeck Road and there are stunning views across the beautiful coastline.

Well presented Ladies and Gents WCs.

## THE BUSINESS

Is currently closed.

Our client has other business interests hence the reason for the sale.

## TENURE

The property will be let on the basis of a brand new 15-year lease.

The annual rent will be £15,000. In addition, the landlord will require a rent deposit in the sum of £3,750.



## VIEWING AND FURTHER INFORMATION

Please Call:  
0333 414 9999 (Monday-Friday 9am-5pm)  
Bruce Sprosen 07467 947296 (Out of Hours)  
Please Email: [bruce@sprosen.com](mailto:bruce@sprosen.com)

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