



**85 HIGH STREET,
WESTON-SUPER-MARE,
BS23 1HE**

**BUSINESS UNAFFECTED
INVESTMENT FOR SALE**

FOR SALE AS AN INVESTMENT
BUSINESS UNAFFECTED

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Situated in the town centre amongst a variety of commercial users, close to The Works, Natwest Bank, Specsavers and the Sovereign Centre.

Ground Floor Shop: 68.19 sq.m (734 sq.ft)

Access to the upper floors from the rear stairs. Suitable to conversion subject to all necessary consents.

Vacant First Floor: 31.87 sq.m (343 sq.ft)
currently set as storage with a W.C..

Leading to
Second Floor: 36.05 sq.m (388 sq.ft) further storage.

Tenure: Freehold subject to a New Full repairing and insuring lease for a term of 10 years commencing in 2023 with a current rental income of £16,500 p.a.x. rising to £18,000 in November 2025.

Price £295,000

Rateable Value: £16,750

E.P.C. Rating: 'D'

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.