

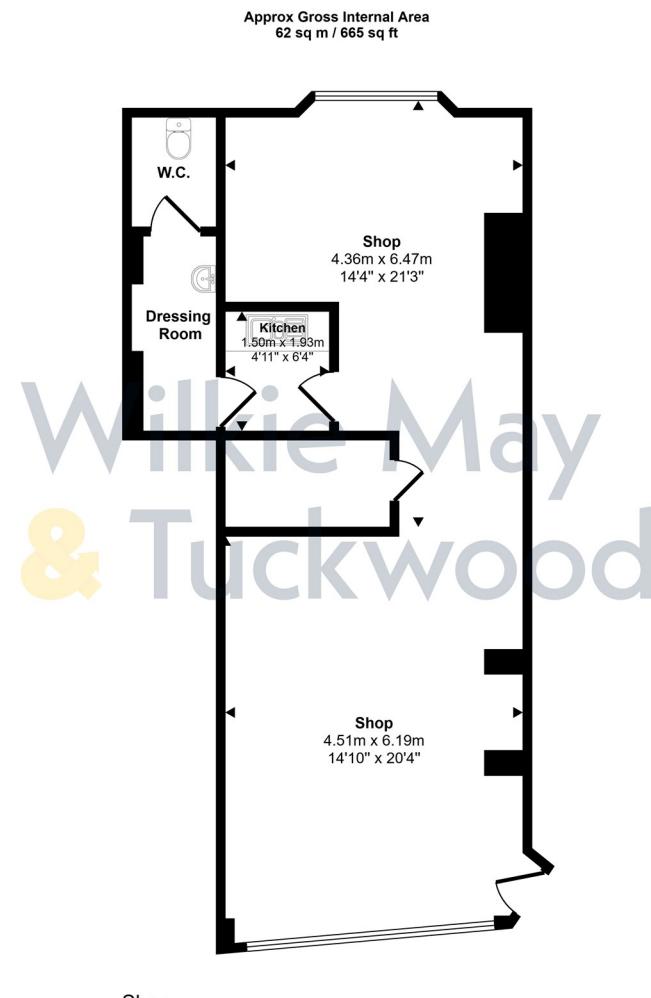


Swain Street
Watchet TA23 0AE
Price £25,000



**Wilkie May
& Tuckwood**

Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

ESTABLISHED BUSINESS FOR SALE (NOT TO INCLUDE THE BUILDING) - An opportunity to purchase an established gifts and clothing business situated in a prominent position in the popular Harbour town of Watchet.

- Established Business
- Town Centre Location
- Gifts, Clothing & Homeware
- New Lease to be Granted by Landlord



MATERIAL INFORMATION:

Council Tax Band: N/A

Tenure: Leasehold

Utilities: Mains water, electricity, sewage.

Parking: There is no parking with the property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below



government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Mike May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

TeL: 01984 634793

ightmove



Code of Practice for Residential Letting Agents (England and Wales) 2011
8. Financial Regulation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Act. These steps must consist of the exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

Flood Risk Surface Water: xxx Risk Reservoirs and the Sea: xxx Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

broadband and mobile coverage: We understand that there is xxxx mobile broadband speeds are xxxx mbps download speeds available. The maximum coverage is xxxx mobile coverage.

Property Location: Council Tax Band: Exempt

Services:

Tenure:

GENERAL REMARKS AND STIPULATIONS: