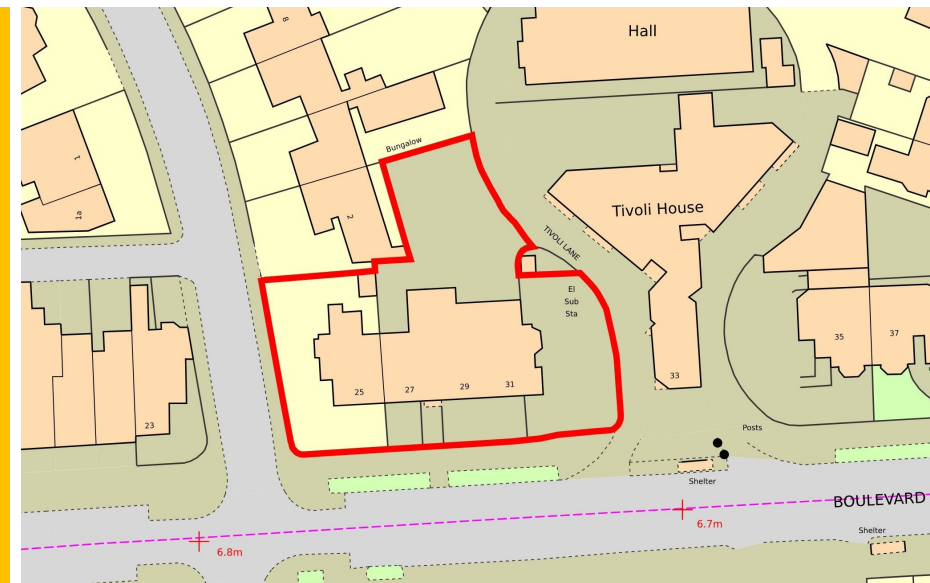


# INVESTMENT / DEVELOPMENT OPPORTUNITY FOR SALE

25-31 The Boulevard, Weston Super Mare, Somerset, BS23 1NF



- Excellent opportunity to acquire a substantial mixed use freehold property comprising four large Victorian terraced buildings.
- Part let with a rental income of £120,600 pax with reversionary rental income of circa £183,000 pax once fully let
- Suitable for redevelopment subject to the necessary planning consents
- Large car park offering potential for additional development
- Total lot size of approximately 14,714 sq ft (1,367 sq m)
- Quoting price—£1,500,000 exclusive



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

The subject property is located on the Boulevard, one of three arterial routes leading into Weston town centre and the sea front, and a busy commercial strip within a predominantly residential area, offering a mix of users to include cafes, restaurants, professional services, hair dressers, and health & medical.

Weston Super Mare is conveniently located within approximately 2 miles of Junction 21 of the M5 Motorway, which provides access to the south west and the wider motorway network. Bristol is located approximately 24.5 miles north east, Bridgewater is approximately 22 miles south, and Bath is approximately 30 miles east.

Weston Super Mare train station is located approximately half a mile (and a 10 minute walk) away, and provides direct high speed connections to London Paddington, with fastest journey times of just over 2 hours.

## DESCRIPTION

The property comprises a Victorian terrace believed to have been originally constructed as four separate dwellings and which provide accommodation for a mix of occupiers to include a restaurant, offices, a dental surgery, and a residential flat.

25 Boulevard is an end of terrace property configured over three floors (plus basement) and is occupied by a dental surgery and benefits from a private car park. There is also a small top floor flat.

27-31 is configured over three floors plus a lower ground floor. The building has been reconfigured internally to provide large open floorplates across each floor. The upper floors are fitted out and occupied as offices, whilst the lower ground floor is let to a restaurant operator.

Externally, there are car parks to the sides and rear which provide further potential for extension of the existing buildings, or the construction of a new building, subject to the necessary planning consents.

## QUOTING PRICE

£1,500,000 plus VAT.

## THE OPPORTUNITY

The property offers an annual rental income of £120,600 per annum with potential to increase the rental income following successful letting of the vacant floors. The ERV is approximately £183,000 per annum.

The property also offers the opportunity for redevelopment to residential with the potential for Permitted Development Rights to be utilised. We recommend that interested parties make their own investigations in relation to planning matters.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate Net Internal floor areas:

AREA	SQ FT	SQ M
25 The Boulevard ( <i>Dental Surgery</i> )	1,649	153.20
25 The Boulevard ( <i>Flat</i> )	Not measured	Not measured
27-31—Lower ground floor ( <i>Restaurant</i> )	4,114	382.20
27-31—Upper ground floor ( <i>Offices</i> )	2,896	269.04
27-31—First floor ( <i>Offices</i> )	2,691	250.0
27-31—Second Floor ( <i>Offices</i> )	2,575	239.22
<b>Total</b>	<b>14,714</b>	<b>1,367</b>

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## VAT

We have been advised that the property is elected for VAT.

## EPC

Available upon request.



## TENANCY SCHEDULE:

Description	Tenant	Passing Rent	Repairs	Start Date	Expiry	Break Dates	Rent Reviews	LTA 1954 Act	
25—Whole Building	Dental Spa 25	£30,000	Effectively FRI	Dec 2023	Dec 2028	Dec 2026	N/a	Excluded	
25 —Second Floor Apartment	Private Individual	£4,800	<i>Residential tenant on periodic tenancy</i>						
27-31—Lower Ground Floor	Almost Italians Ltd	£36,000	Effectively FRI	20/10/2023	19/10/2026	N/a	N/a	Excluded	
27-31—Upper Ground Floor (Part: 1,131 sq ft)	Naked Label Limited	£13,800	Effectively FRI	9/08/2023	8/08/2024	N/a	N/a	Excluded	
27-31—Upper Ground Floor (Part: 1,765 sq ft )	Vacant	-		-	-	-	-	-	
27-31—First Floor	Vacant	-		-	-	-	-	-	
27-31—Second Floor	N Notaro Homes Limited	£36,000	Effectively FRI	9/08/2023	8/08/2024	N/a	N/a	Excluded	
<b>Total</b>		<b>£120,600</b>							



### LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

#### Burston Cook

FAO: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

Tom Coyte MRICS

0117 934 9977

Tom@burstoncook.co.uk

### SUBJECT TO CONTRACT

December 2023

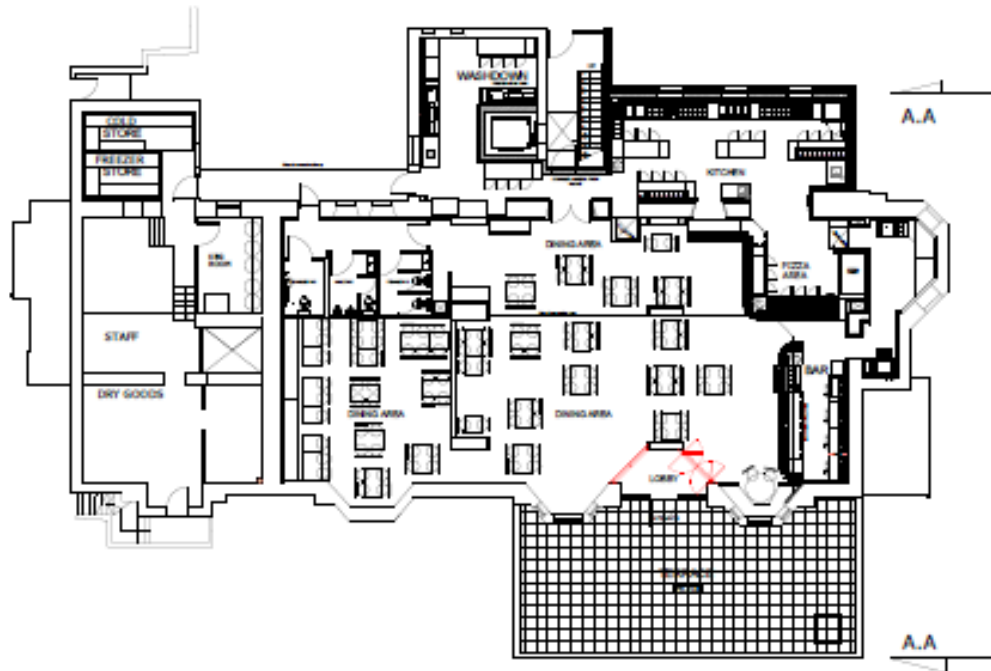
#### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

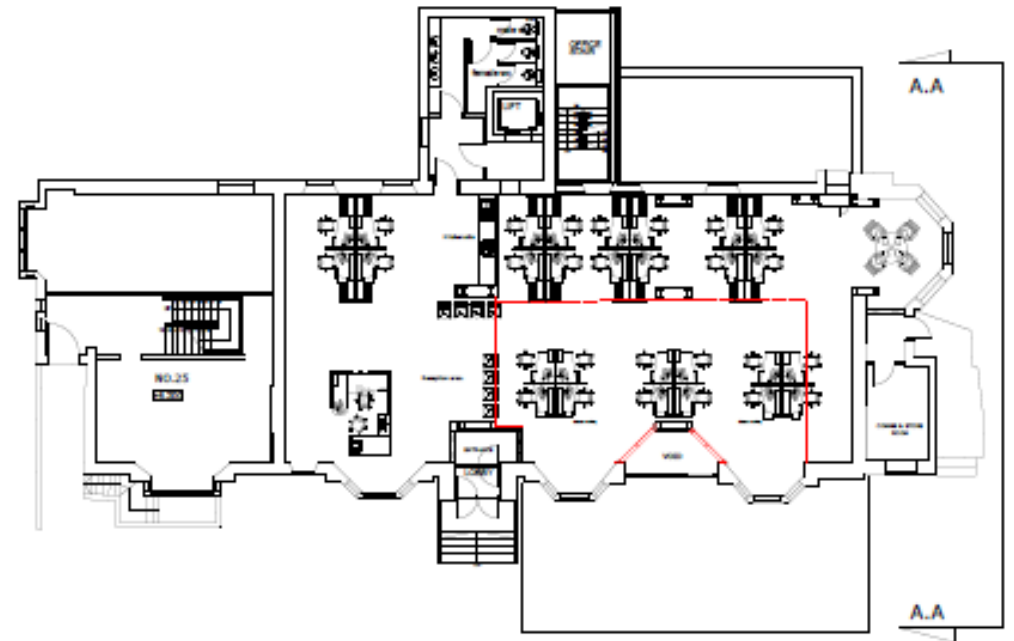
#### ANTI-MONEY LAUNDERING

*Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.*

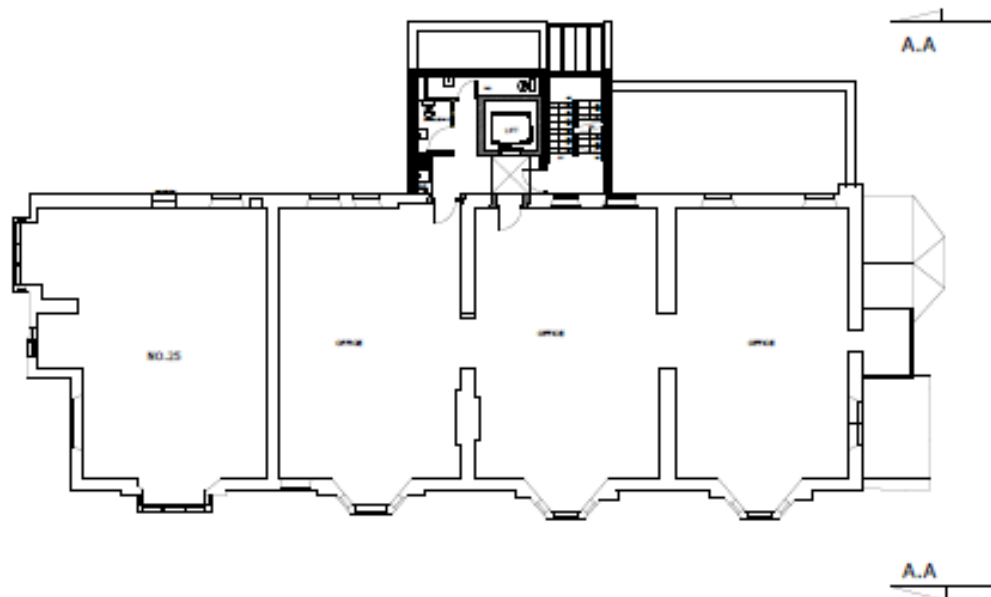




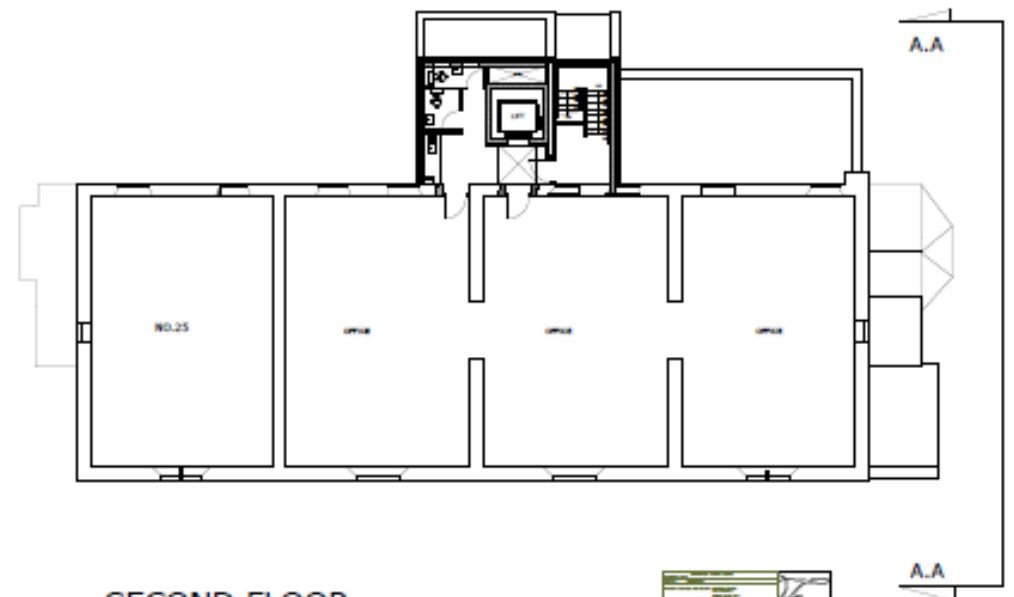
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

