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***“Fantastic and rare opportunity to secure a prime commercial property in central Weston-Super-Mare”***

**COMMERCIAL PROPERTY TO LET  
SUITABLE AS OFFICES OR RETAIL SPACE  
(SUBJECT TO NECESSARY CONSENTS)**

**25 BOULEVARD, WESTON-SUPER-MARE BS23  
1NX**



- **COMMERCIAL PREMISES SUITABLE FOR A VARIETY OF USES- 2,983 SQ FT**
- **PRIVATE PARKING**
- **EXCELLENT CENTRAL POSITION**

**SUBJECT TO CONTRACT**

## **LOCATION**

The restaurant is located on the Boulevard, one of three arterial routes leading into Weston town centre and the sea Front and is approximately 2 miles west of junction 21 of the M5 motorway. The Boulevard is a bustling high street shopping area and boasts a large range of office, retail, leisure and food occupiers.

## **DESCRIPTION**

The subject property comprises a ground floor commercial space fronting onto The Boulevard and unit benefits from a large open plan commercial space with WCs.

To the front of the unit there is an area for outside seating and there is car park to the side of the property providing approximately 6 spaces.

The property is provided ready for a tenant's specific fit out.

## **ACCOMMODATION**

The premises currently provides the following approximate net internal area:-

Ground floor:    **277.17 sq m    2,983 sq ft**

## **LEASE**

The property is available by way of a new effectively full repairing and insuring lease for terms to be agreed.

## **RENTAL**

Rent is available upon application.

## **TENANT'S STATUS**

Tenants may be required to offer a rental deposit and or personal guarantors depending on trading history and covenant strength.

## **BUSINESS RATES**

The property has been taken out of the rating list whilst in redevelopment.

## **ENERGY PERFORMANCE CERTIFICATES**

The property has an EPC rating of C-55

## **VAT**

All rentals and prices quoted are exclusive of VAT, if applicable.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VIEWING AND FURTHER INFORMATION**

This matter is confidential and the staff are unaware so viewings are to be strictly by appointment through the sole agents: -  
Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**FEBRUARY 2019**