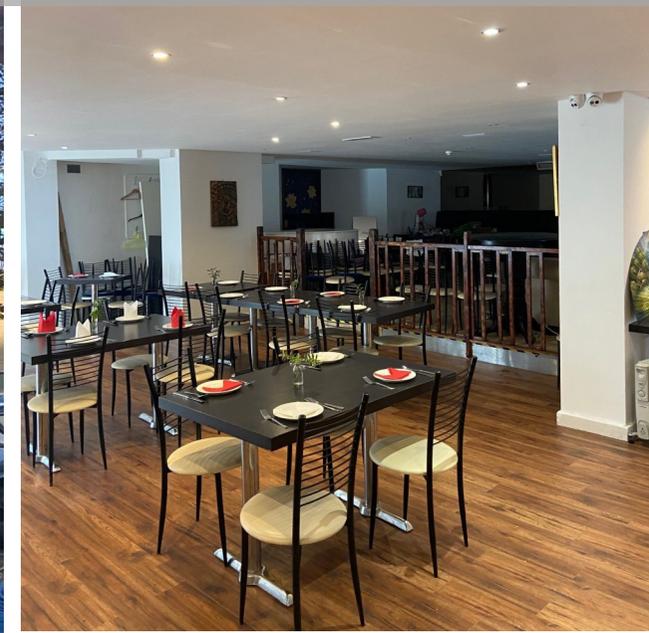


COMMERCIAL UNIT TO LET

Lower ground floor, 27–31 Boulevard, Weston Super Mare, BS23 1NX



- To Suit Restaurant / Leisure / Gym / Studio / Office etc
- Existing fully fitted kitchen and fixtures and fittings
- Large seating area with additional outside seating and parking
- Benefitting from alcohol premises licence
- Rent only £36,000 pax



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property 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 retail, leisure and food occupiers.

DESCRIPTION

The subject property comprises a lower ground floor unit fronting onto The Boulevard and the unit benefits from a large kitchen and preparation area, a bar and washdown area, large seating area and customer WCs. The property is therefore fully fitted and is ready to trade from 'day one'! The property may also be suitable for a wide variety of uses such as gym, office, studio space etc.

To the front of the unit there is an area for outside seating and there is a car park to the side of the property providing approximately 4 spaces.

ACCOMMODATION

The property currently provides the following approximate net internal area;-

Area	Sq ft	Sq m
Ground Floor	2,983	277.17

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a service charge payable.

RENT

The property is offered at a guide rent of £36,000 per annum, exclusive .

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation:

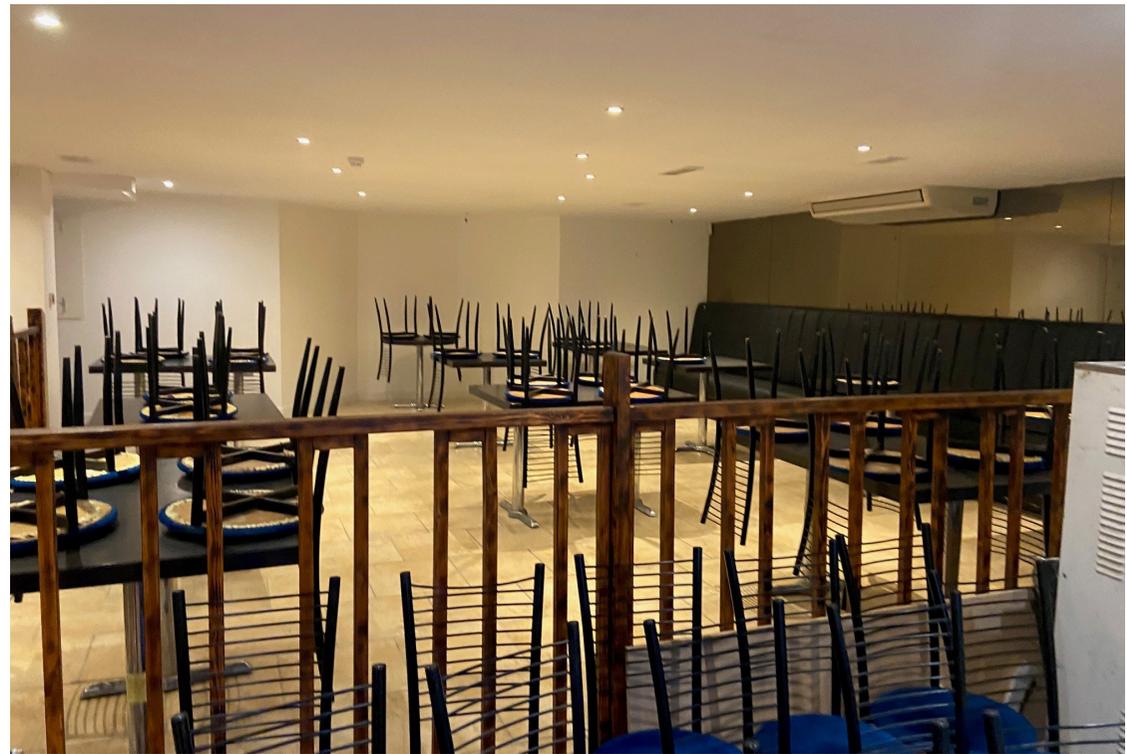
Rateable Value: £55,000
Rates Payable (2024/2025): £26,950

NB: Interested parties are advised to verify this information direct with the VOA.

PLANNING

We have assumed that the property benefits from restaurant use within Use Class E.

EPC
C (55).





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: Tom Coyte MRICS

Tel: 0117 934 9977

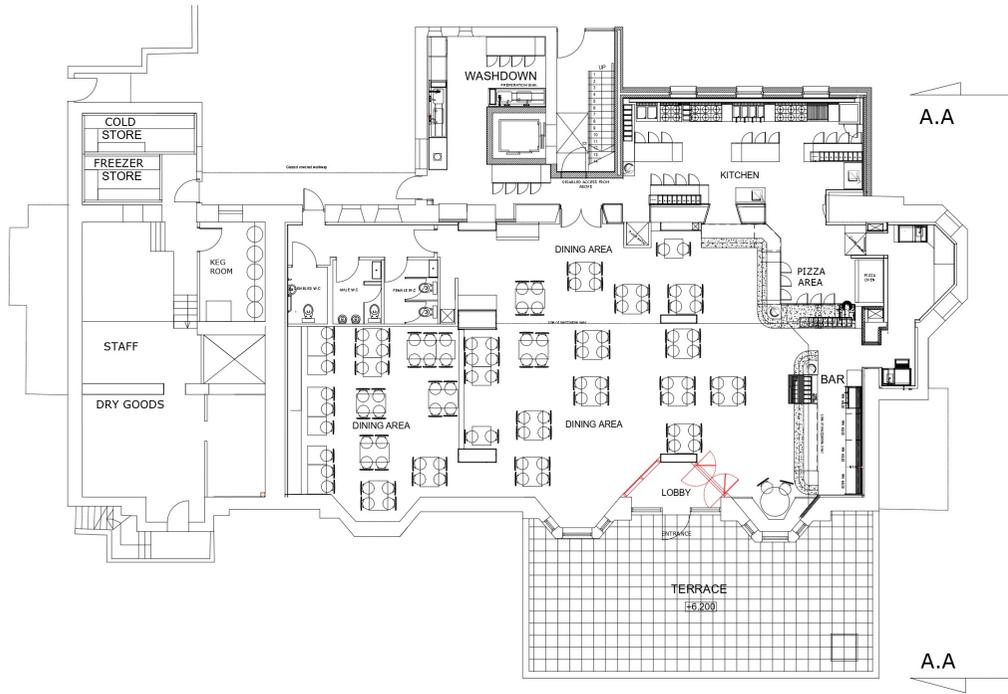
Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

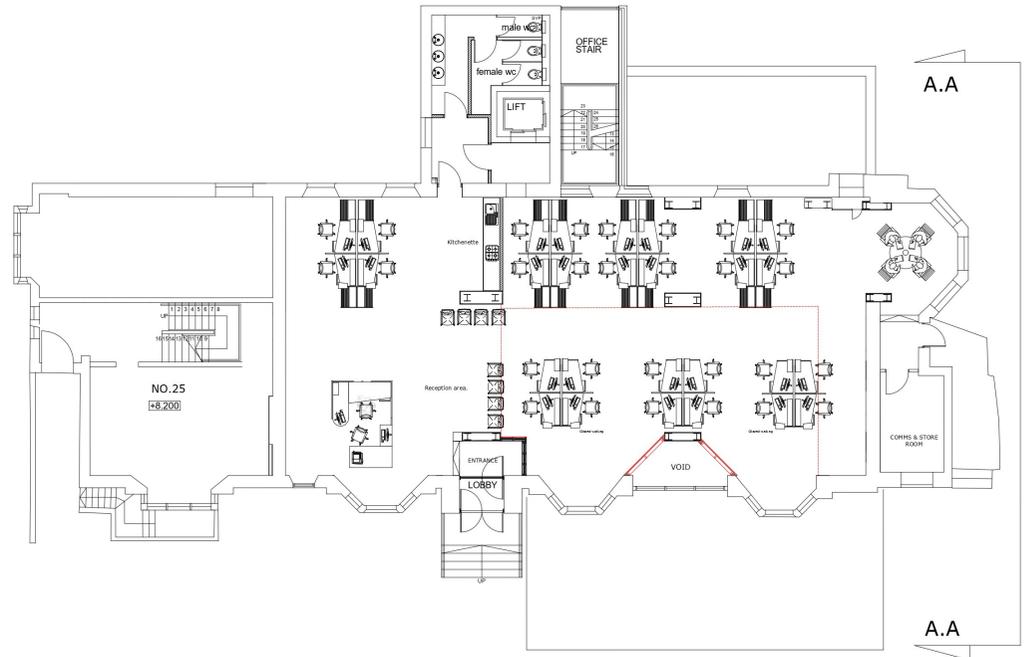
August 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

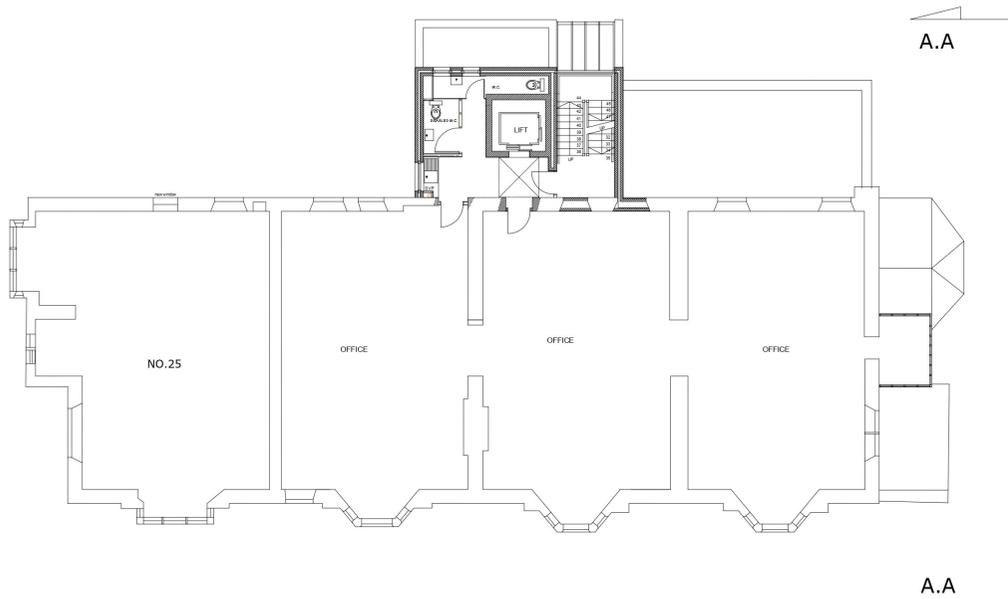
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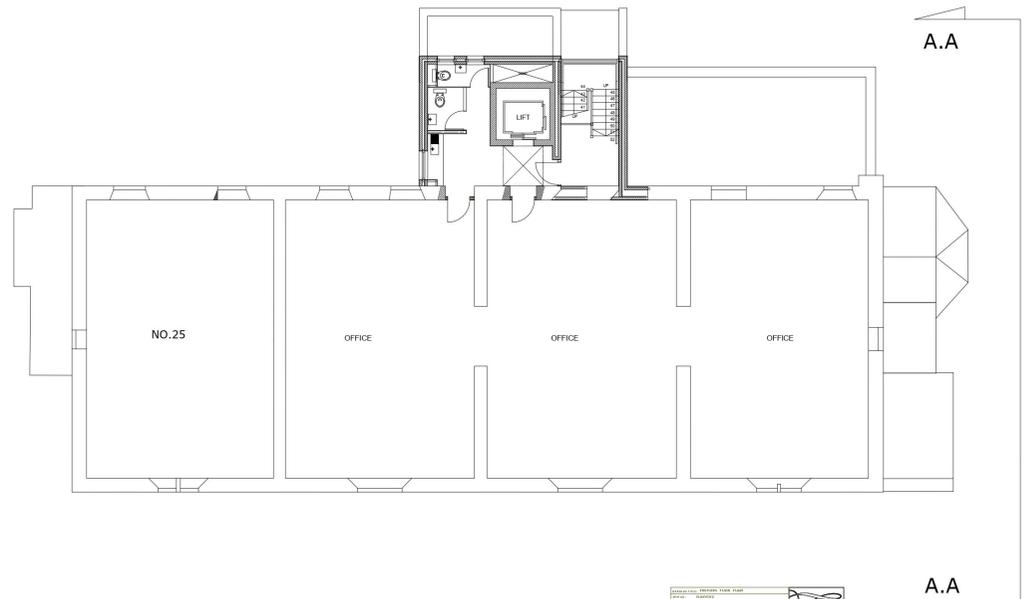
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR