

Yearly Lease
£15,000





Retail Unit. Summerhaze, South Road, Brea, Somerset TA8 2RD



Features

- Lock-up Shop Unit
- Prime Situation
- Doors and Windows Double Glazed
- Underfloor Heating Downstairs
- Parking to the Rear
- Sales Area
- Kitchen Area
- Cloakroom
- Great Frontage

Summary of Property

Prime Retail Lock-Up for Lease in Brea, Somerset

Available for lease on a 12-month basis, this brand new retail unit is located in a prime spot in Brea, Somerset, offering excellent visibility and accessibility. The unit features a welcoming off-pavement entrance, double doors, and a spacious front shop area, fully tiled and equipped with underfloor heating, ensuring comfort year-round. An outside display area enhances the potential for eye-catching merchandising.

At the rear, you'll find a well-appointed kitchen area, a toilet, and a rear access door ideal for deliveries. The premises also come with one allocated parking space at the back, adding convenience for you or your customers.

Brea benefits from all-year-round trade, thanks to a growing residential population and workers from Hinkley Point "C" based within the Pontins Holiday Park. During school holidays, Brea's population surges with tourists eager to explore the local attractions, making this retail unit an ideal opportunity to grow a thriving business.

Don't miss out on this fantastic opportunity! Call us at 01278 782266 to take the next step.

Rent: £15,000 p.a.

Room Descriptions

CONSTRUCTION

These recently constructed lock up shop units have been built to a very high standard and very well fitted out. The doors and windows are double glazed and there is underfloor heating.

ACCOMMODATION

SALES ROOM: 7.69m x 4.90m (max) / 25' 3 x 16' 1

Two double glazed entrance doors and two double glazed windows Ceiling lighting and numerous electric power points. Underfloor heating.

KITCHEN AREA: 3.20m x 1.96m / 10' 6 x 6' 5

Well-equipped and fitted out. Cupboard housing the heating system. Underfloor heating. Double glazed door to the rear.

CLOAKROOM:

WC facilities and double glazed window. Underfloor heating.

OUTSIDE:

Paved forecourt area to the front of the shop. Car parking space to the rear of the shop.

SERVICES:

Mains electricity, water and drainage to be connected

TENURE:

Leasehold – New Leases to be created.

Internal, Repairing & Insuring Leases.

Vacant Possession on Completion of the Lease.

SITUATION

Prominently located in a prime situation in the centre of the holiday village which gives considerable passing traffic in terms of both pedestrians and vehicles. There are various shops, amusements, food shops, restaurants and public houses. There are numerous caravan sites, camp sites and holiday complexes in the area. The famous and renowned Brean Sands is approximately three hundred yards away. Access to the M5 uncton 22 at Edithmead. Mainline railway station in Highbridge.



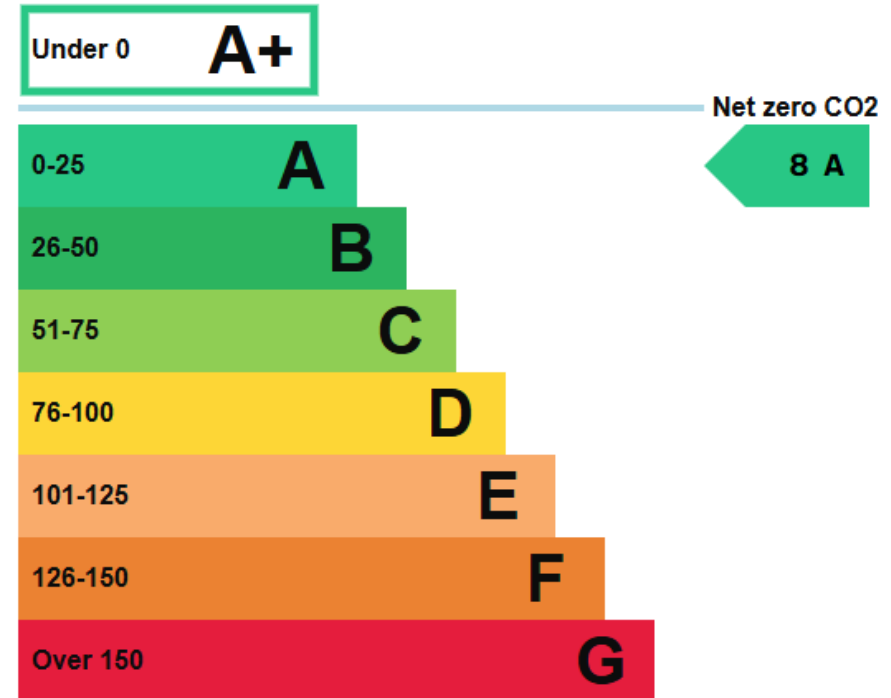
Floorplan

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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