



## Commercial Property

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

## PRIME RETAIL LOCK-UP FOR LEASE IN BREAN, SOMERSET – ONLY TWO UNITS LEFT!

We've already LET one unit – DON'T MISS OUT on securing one of the final two! This is your chance to position your business in a thriving coastal hotspot with strong footfall and a growing year-round population.

### KEY BENEFITS TO DRIVE YOUR BUSINESS FORWARD:

- Small Business Rates Relief may apply if this is your ONLY business, meaning the property is understood to be zero-rated – ideal for keeping overheads low.
- The landlords are offering a staged rent increase to support new or growing businesses – a rare opportunity to ease into a prime commercial space.

**Prime Location:** Situated on a bustling main road in Brean, this unit enjoys exceptional visibility and easy access for both locals and tourists.

**Modern, Inviting Space:** The unit features a welcoming off-pavement entrance with sleek double doors leading into a spacious front shop area, fully tiled and equipped with energy-efficient underfloor heating.

**Eye-Catching Display Area:** An outside display space offers a great opportunity to showcase products and attract passers-by.

Brean isn't just a seasonal hotspot! A growing residential population and workers from Hinkley Point "C" ensure consistent trade. During school holidays, the area surges with tourists visiting Brean's beaches and holiday parks, including Pontins.

**Don't Miss Out!** Secure your place in one of Somerset's busiest coastal villages. Call us now at 01278 782266 to arrange a viewing or find out more.

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

#### THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>