

£9,600  
Leasehold





7 College Street, Burnham-on-Sea, Somerset TA8 1AR



### Features

- LEASEHOLD
- New Lease to be created
- Lock-up Shop Unit
- Central Location

## Summary of Property

### A CENTRALLY SITUATED LOCK-UP SHOP

Standing in a prominent location, this lock up shop stands just off the High Street and also close to the sea front. The town of Burnham-on-Sea offer considerable local trade with additional business during the Summer months from the seasonal holiday trade. The town centre is well-served by a healthy number of shops and supermarkets with well known High Street chains including Peacocks, Shoe Zone, Boots, Superdrug, SpecSavers and Costa Coffee. Supermarkets in and around the surrounding area include Tesco, Asda, Lidl, Aldi and B&M.

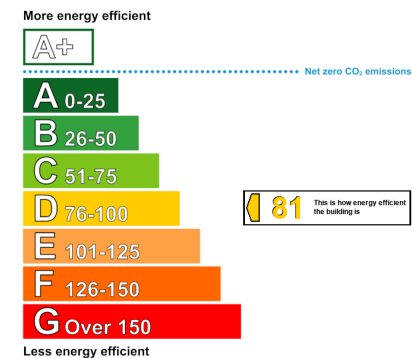
The M5 Junction 22 at Edithmead is approximately two miles distant and there is a mainline railway station in Highbridge.

Mains Water, Electricity & Drainage are connected.

Leasehold Unit: New Lease to be created. Vacant Possession on Completion of New Lease.

Outgoings: Somerset (Sedgemoor) District Council. Ratable Value: £3,600 - Small Business Rates Relief applies if this is your ONLY business. Therefore, it is understood to be zero-rated.

### Energy Performance Asset Rating



## Room Descriptions

### ACCOMMODATION

#### **SALES ROOM: 4.77m x 4.02m**

Large Display window and raised display platform. Glazed entrance door, telephone point and wall-mounted heater.

#### **OFFICE: 3.33m x 2.67m**

Wall-mounted heater

#### **SALES ROOM / OFFICE / STORE ROOM: 4.39m x 3.82m**

Bay window, wall-mounted heater and desk unit

#### **KITCHEN / STORE ROOM: 3.95m x 3.34m (maximum)**

Single drainer stainless steel sink unit. Wall-mounted heater, instantaneous water heater and fluorescent strip light. Personal door to the rear giving access to pedestrian right of way to John Street.

#### **CLOAKROOM:**

White suite comprising low-level WC and hand wash basin.



# Floorplan

GROUND FLOOR



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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