

TO LET

£13,500



56 High Street, Burnham-on-Sea TA8 1PD

- LEASEHOLD
- New Lease to be Created
- Central Location



A & F Property Group
18, College Street, Burnham-on-Sea, TA8 1AE

01278 782266
residential@aandfproperty.co.uk



PROPERTY DESCRIPTION

A Centrally Situated Lock-Up Shop Unit with Office / Storage on the First Floor - To Let

Standing in a centrally situated location on the High Street of this busy Somerset sea side town. Within the town there is considerable local trade throughout the year, whilst this is enhanced by the Holiday-Makers and Day-Trippers. The premises is surrounded by other Commercial and Retail outlets including various shops, restaurants, cafés and public houses. The seafront and beach are just over a hundred yards away. Access to the M5 at Junction 22. Mainline railway station in Highbridge.

Mains Water, Electricity & Drainage are connected.

Leasehold - 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.



ROOM DESCRIPTIONS

SHOP: 5.43m x 7.68m / 17' 8 x 25' 1 (max)

Glazed entrance door, display windows, wood laminate flooring and fitted counter.

KITCHENETTE:

Wash hand basin with instantaneous hot water heater and a tiled splash back with cupboard under. Fitted wall unit, work top, wood laminate flooring and radiator. Sky light.

CLOAKROOM:

Low-level WC, 'Glow Worm' gas boiler. Sky light.

INNER HALL:

Stairs to the First Floor

LANDING:

Radiator, built-in cupboard and access to the loft space.

ROOM: 3.33m x 2.89m / 10' 11 x 9' 6

Double-glazed window and radiator.

ROOM: 2.40m x 2.35m / 7' 10 x 7' 9

Double-glazed window and radiator.

KITCHEN: 3.82m x 2.45m / 12' 6 x 8' 0

Single drainer stainless steel sink unit with an instantaneous hot water heater over and cupboards under. Fitted work top, wall unit, tiled splash back, radiator and wood laminate flooring.

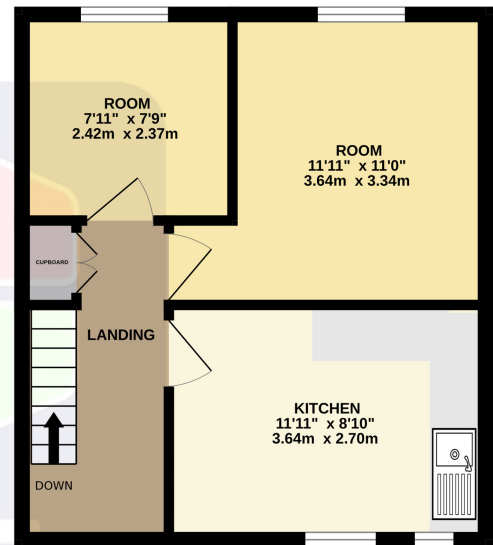
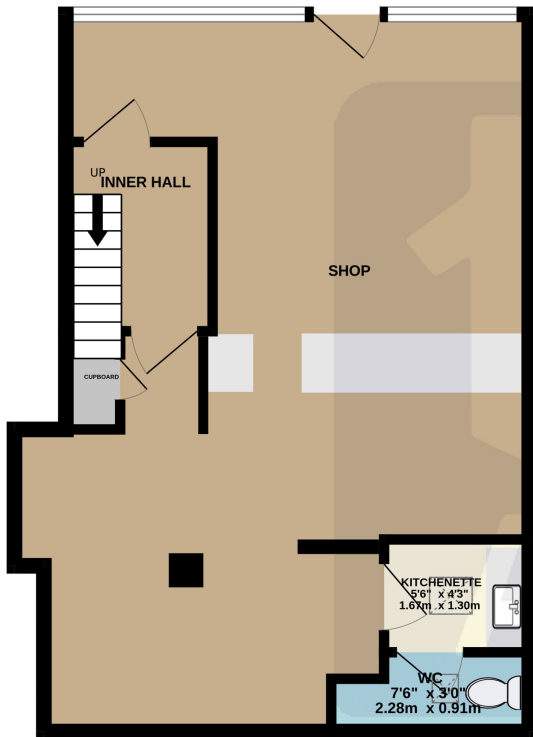


FLOORPLAN



GROUND FLOOR

1ST 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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