



## South Road, Brean, Burnham on Sea TA8 2RD

- Lock-up Shop Unit
- Prime Situation
- Doors and Windows Double Glazed
- Underfloor Heating Downstairs
- Parking to the Rear
- NO FOOD SALES PERMITTED
- Sales Area
- Kitchen Area
- Cloakroom
- Great Frontage





## PROPERTY DESCRIPTION

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Standing in a Prime Location – Three New-Build Lock-Up Shop Units

Rent: £15,000 p.a. each

## 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.





## ROOM DESCRIPTIONS

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### 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.

No food sales permitted.

Internal, Repairing & Insuring Leases.

Vacant Possession on Completion of the Lease.



# FLOORPLAN



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



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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