

Vicarage Chambers, Victoria Street, Burnham-on-Sea, Somerset.

TA8 1AW

£245,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

For Sale as an Investment Property [Annual Income £17,250}

An opportunity to purchase a mixed residential/retail investment property in a prominent location in this busy seaside town.

Located close to the main Post Office, Cinema and other retail shops and food outlets, Burnham-on-Sea has a healthy residential population and is ideally positioned for communications with the M5 Junction 22 , main A38 and mainline rail link at Highbridge all within 2 miles.

The Shop is currently let and operated as an Angling outlet on a 2 year Lease at a figure of £9,600.00 per annum [paid monthly in advance].

The Flat is let to Tenants who have been in residence for 15 years at a current rent of £660.00 a month[£7920.00 per annum]

## FEATURES

- Freehold Commercial Property & Flat Above
- Residential/Retail Opportunity
- Excellent Yield Generation
- Immediate Income Opportunity
- Prominent Shop with Apartment above
- Popular Seaside Town
- EPC - TBA
- Council Tax Band A Apartment
- Shop Rateable Value £7100 p.a.



## ROOM DESCRIPTIONS

### Retail Shop

Entrance door, doors to office & side passage.

### Office

Two cupboards, door to corridor.

### Kitchen

Range of base & eye level units with stainless steel sink unit. Window.

### Internal Corridor

'L' shape corridor with Store Room & two toilets. Door to side passage.

### External Corridor & Store Area

Covered passageway to side & rear of property providing a useful storage area to the rear.

### First Floor Apartment

Private entrance door to left hand side of shop front opening to long covered corridor & steps to first floor.

Sheltered area with garden shed.

### Hall

'L' shape Hallway with double glazed entrance door & window. Doors to all rooms. Loft access.

### Living Room

Dual aspect double glazed windows. Fireplace with electric fire.

### Kitchen

Fitted with a range of white base & eye level units with spaces for appliances. Stainless steel sink & drainer. Window. Wall mounted gas boiler. Bamboo style flooring.

### Bedroom One

Dual aspect widows. Door to en-suite.

### En-suite Shower Room

Fully tiled walls, Shower cubicle with glass sliding door, WC & pedestal wash hand basin.

### Bedroom Two/Office

Window to front aspect.

### Bathroom

Three piece suite comprising corner bath, WC & two pedestal wash hand basins. Obscure window.

### Room Measurements & Disclaimer

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



# FLOORPLAN & EPC

Ground Floor Retail

