

Yearly Lease
£12,500





Retail Unit. Summerhaze, South Road, Brea, Somerset TA8 2RD



Features

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

Summary of Property

Prime Retail Lock-Up for Lease in Brea, Somerset

Looking to launch or expand your business in a buzzing coastal hotspot? This brand-new retail unit in the heart of Brea, Somerset, offers an unmissable opportunity for entrepreneurs and established retailers alike. With its prime location, stylish interiors, and year-round footfall, this is the perfect base to build a thriving business!

Why This Unit is a Game-Changer: Prime Location: Situated on a bustling main road in Brea, 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. **Practical & Convenient Features:** Kitchen & Restroom: A rear kitchen area and toilet make it easy to manage day-to-day operations. **Rear Access & Parking:** A backdoor for deliveries and one allocated parking space add convenience.

Year-Round Trade Potential: Brea 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 Brea's beaches and holiday parks, including Pontins.

Who Could Benefit from This Space? This unit is ideal for businesses like: Convenience stores Gift shops Cafés Outdoor gear retailers

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.

Room Descriptions

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.

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.

SITUATION

Brean is a vibrant coastal village located in Somerset, England, offering a unique blend of natural beauty, recreational attractions, and a thriving local community. Known for its long, sandy beach that stretches for miles, it attracts both holidaymakers and day-trippers looking to enjoy outdoor activities, from traditional beach outings to watersports like kite surfing and windsurfing. The area is renowned for its family-friendly atmosphere, with attractions such

as Brean Leisure Park, which features rides, arcades, and amusements.

Brean is also home to the historic Brean Down, a natural landmark that offers stunning panoramic views of the Bristol Channel and the surrounding countryside. For those interested in wildlife and nature, the nearby Somerset Levels provide a rich habitat for birdwatching and outdoor adventures.

In addition to its tourism appeal, Brean benefits from a strong local economy supported by industries like agriculture, hospitality, and services for the nearby Hinkley Point nuclear power station. This consistent business from Hinkley Point workers adds stability to the area's economy, making it an attractive location for both residential and commercial investment. The combination of scenic beauty, leisure opportunities, and economic stability makes Brean a sought-after destination for both visitors and those looking to settle or invest.

SERVICES:

Mains electricity, water and drainage to be connected

TENURE:

Leasehold – New Leases to be created.

Internal, Repairing & Insuring Leases.

Vacant Possession on Completion of the Lease.



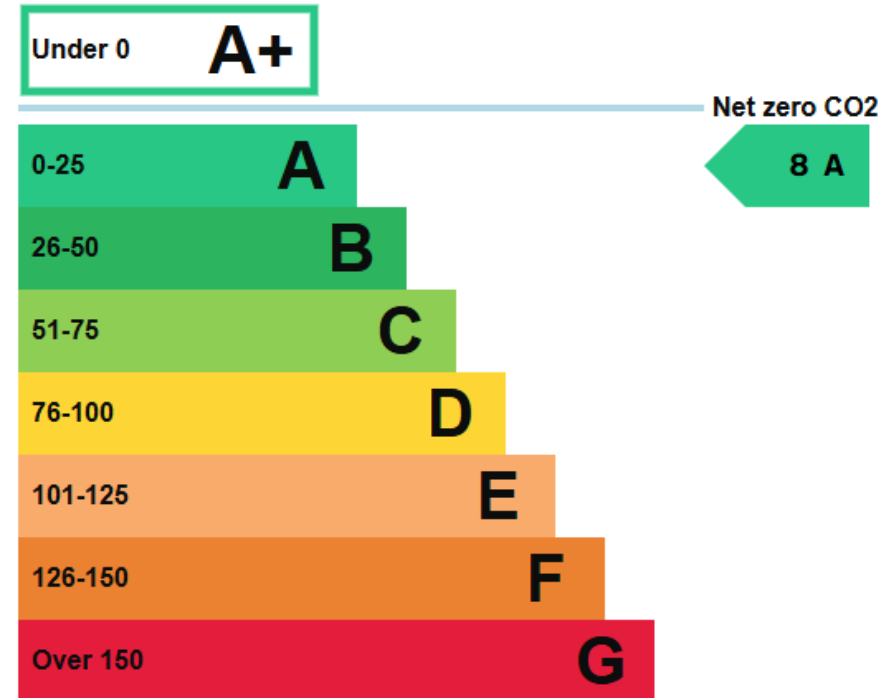
Floorplan

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



Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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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