

Guide Price  
£89,950  
Leasehold







3 College Court, College Street, Burnham-on-Sea, Somerset TA8 1AR



### Features

- Lock Up Shop Unit
- Short Walk to Sea Front
- Central Burnham Location
- Allocated Parking Space

### Summary of Property

A prominently located lock up shop in Burnham-On-Sea, very close to the High Street and Sea Front.

## Room Descriptions

### SITUATION:

Standing in a prominent position only a short distance from the sea front and being just over fifty yards from the high street. Burnham-On-Sea enjoys a considerable amount of level trade whist during the summer months there is a substantial holiday trade which is enhanced by visitors to the town at weekends throughout the year. Nearby access to the M5 motorway at junction 22. There is also a main line railway station in Highbridge.

### SHOP: 7.89m x 4.98m (25' 11" x 16' 4")

With double glazed entrance door, large display window and fitted counter

### LOBBY:

### KITCHENETTE:

With single drainer stainless steel sink unit having a tiled splash back and instantaneous water heater.

### CLOAKROOM:

With Low level WC, hand wash basin having a tiled splash back and instantaneous water heater. extractor fan.

### STORE:

With wooden steps to;

### LOFT STORAGE: 5.03m x 2.41m (16' 6" x 7' 11")

With fitted shelving and electric light and power, ceiling height 1.72m

### OUTSIDE:

Allocated car parking space.

### SERVICES:

Mains electricity water and drainage are connected.

### TENURE:

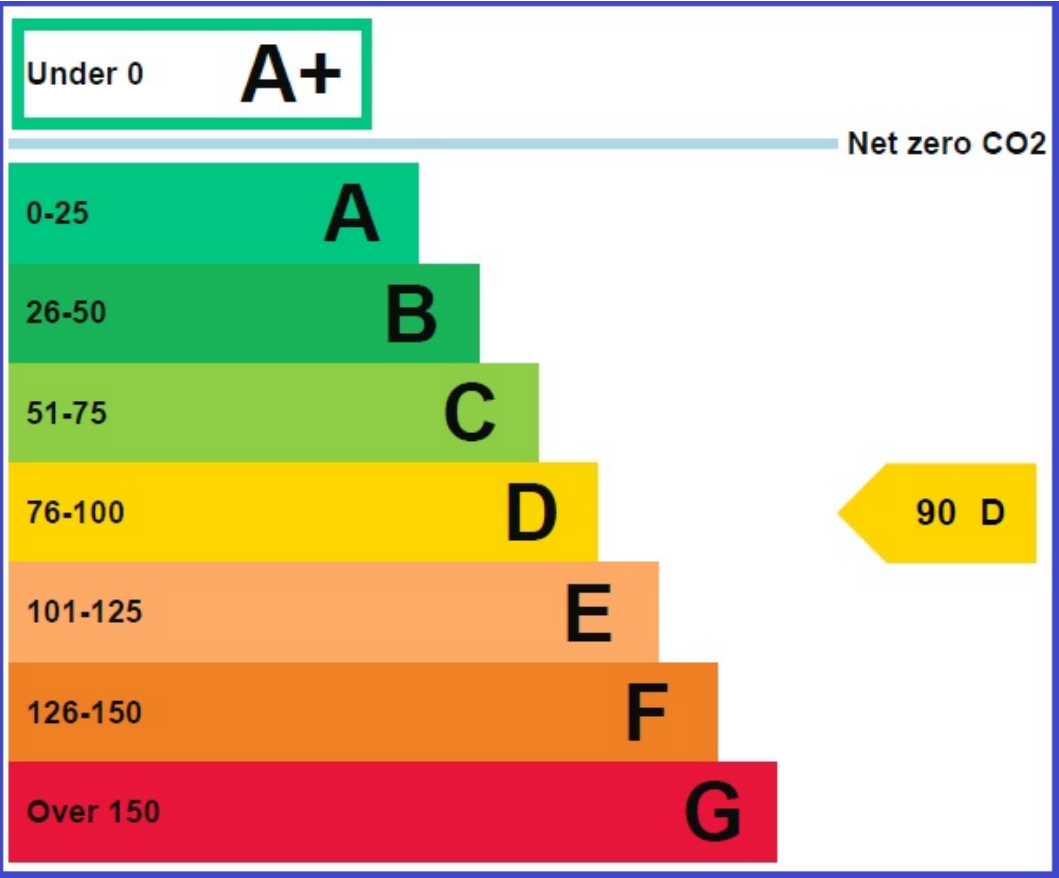
Long leasehold – 999 years from 1984. Vacant Possession on Completion.

### OUTGOINGS:

Current Service Charge: £1,000 PA.



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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