





**** INVESTMENT OPPORTUNITY ****
WHOLE BUILDING - 3 FLATS, 2 SHOP UNITS
WELL-SITUATED SEAFRONT PROPERTY IN THE SOMERSET SEASIDE
TOWN OF BURNHAM-ON-SEA

THE PROPERTY

Sunset House, 2 Esplanade, Burnham-on-Sea, TA8 1BB

The property comprises Three Flats and 2 Shop Units (one unit, currently split into two shops). The First and Second Floor Flats occupy the majority of those two floors, whilst the Ground Floor Flat is to the rear of the shops and could easily be connected, should the owner/occupier wish to run a home and business. There is a forecourt/parking area at the front of the property

SITUATION

Standing on the sea front in the Somerset seaside town of Burnham-on-Sea. There are most pleasant sea views from the windows facing over The Esplanade. The High Street, which provides excellent shopping facilities, is approximately 100 yards away. Access to the M5 Junction 22 is approximately 3 miles. Main line railway in Highbridge.

CONSTRUCTION

Built of traditional construction with rendered external elevation. The roof appears to be of slate.

THE RENT

At present the property is grossing £31,680 in rent. It is believed that a review/uplift would not be appropriate.

THE PREMISES:

SHOPS

At present, the two shop units are joined into one by a centrally located doorway. This ideally forms one shop, however, should it be desired to split the shop into two units, this is easily done by closing off the doorway. In addition to this there is a ground floor flat immediately to the rear of the shop, which would be ideal should the 'shop owner' wish to live 'on the premises'. Please consult with A&F for further information.

SHOP UNIT 1 *5.24m x 3.73m (max)*

Entrance door, shop front, fitted shelving, counter, small sink and fluorescent strip lighting.

LOBBY

CLOAKROOM

Low-level WC and wash hand basin with instantaneous water heater over.

CONNECTING DOOR

SHOP UNIT 2 *4.66m x 2.78m*

Entrance door, fitted shelving, sink, counter and fluorescent strip lighting.

CLOAKROOM

Low-level WC and wash hand basin with instantaneous water heater over.

OUTGOINGS

Sedgemoor District Council Small Business Rates Relief applies if this is your ONLY business. Therefore understood to be zero-rated. Should this be a second business, then Business Rates would amount to £17,000 p/a, on each shop unit.

FLATS

REAR GROUND FLOOR FLAT - Entrance Hall, Lounge with Kitchen Area, Lobby, Bedroom, Bathroom, Gas-Fired Central Heating and Double Glazing

ENTRANCE HALL

LOUNGE with KITCHEN AREA *5.90m x 4.00m*

Double glazed window, radiator, and 'Ideal' gas-fired boiler providing domestic hot water and central heating. Single drainer stainless steel sink unit with a mixer tap. Range of base, wall and drawer units with roll top working surface and plumbing for a dishwasher. Part tiled walls, fitted ceramic hob with overhead cooker hood and fitted oven.

LOBBY - Built-in double wardrobe

BEDROOM *3.46m x 3.30m*

Radiator and double glazed window

BATHROOM

White suite comprising panelled bath with shower, rail and curtain. Pedestal wash hand basin and low level WC. Part-tiled walls, radiator and four downlighter spot lights.

OUTGOINGS - Sedgemoor District Council, Tax Band: A £1,416.76 for 2023/24

FIRST FLOOR FLAT - Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Double Glazing and Central Heating

ENTRANCE HALL - Double glazed entrance door, double glazed side panel, radiator, moulded cornice and built-in cupboard.

LOUNGE *4.91m x 3.95m*

Brick fireplace, moulded cornice, dado rail, radiator, double glazed window and step up to good sized double glazed bay window having panoramic views across the bay and along the seafront.

KITCHEN *3.52m x 3.18m*

Single drainer stainless steel sink unit. Range of base, wall and drawer units with toll top working surfaces. Fitted ceramic hob and oven. Plumbing for a dishwasher. Part tiled walls, radiator, double glazed window and 'Ideal' gas-fired boiler providing domestic hot water and central heating.

BEDROOM *4.93m x 4.00m*

Cast iron fireplace, radiator, moulded cornice, dado rail and double glazed window.

BEDROOM *4.19m x 3.10m*

Double glazed window, radiator and moulded cornice.

BATHROOM

White suite comprising panelled bath with shower over, screen, rail and curtain. Pedestal wash hand basin and low level WC. Part tiled walls, shaver point, heated towel rail, 'Dimplex' fan assisted heater, two double glazed windows and plumbing for an automatic washing machine.

OUTGOINGS

Sedgemoor District Council, Tax Band: A £1,416.76 for 2023/24

SECOND FLOOR FLAT - Entrance Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom, Double Glazing and Central Heating

ENTRANCE HALL - Part-glazed entrance door, radiator and moulded cornice.

LOUNGE *4.81m x 3.80m*

Fireplace, dual aspect double glazed windows, radiator and moulded cornice.

KITCHEN *3.47m x 3.36m*

Single drainer stainless steel sink unit. Range of base, wall and drawer units with roll top working surfaces. 'New World' four-ring ceramic hob with overhead cooker hood. Fitted oven. Radiator, double glazed window, three spotlights and cupboard housing the 'Ideal' gas-fired boiler providing central heating and domestic hot water. Plumbing for an automatic washing machine.

BEDROOM *4.1m x 3.15m*

Radiator and double glazed window.

BEDROOM *4.02m x 1.93m*

Radiator, double glazed window and built-in double wardrobe.

BEDROOM *3.61m x 2.43m (max)*

Radiator and double glazed window.

BATHROOM

White suite comprising corner bath, pedestal wash hand basin and low level WC. Fully tiled walls, heated towel rail, double glazed window, panelled ceiling, 'Dimplex' fan assisted heater and built-in cupboards.

OUTGOINGS

Sedgemoor District Council, Tax Band: A £1,416.76 for 2023/24

TENURE

FREEHOLD - The Whole of the Building is being offered For Sale

Possession will be given according to the state of play with any tenants in occupation or subject to any negotiations





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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FIRST FLOOR



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SECOND FLOOR



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