



## 39 Victoria Street, Burnham-on-Sea TA8 1AN

- LEASEHOLD SHOP UNIT
- \*NEW LEASE TO BE CREATED\*
- CENTRAL LOCATION
- GAS C/H & DBLE GLZ
- VIEWS TO BRENT KNOLL



## PROPERTY DESCRIPTION

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A LEASEHOLD SHOP WITH THREE BEDROOM LIVING ACCOMMODATION OVER. STANDING IN A PROMINENT AND CENTRAL LOCATION IN THIS SEASIDE TOWN.

Standing in a central location in Victoria Street which is one of the main shopping streets of the town. The property is located within a stones throw of the Seafront. There are various other shops within the vicinity together with Post Office and Cinema. Access to the M5 junction 22 at Edithmead. Mainline railway station in Highbridge.

This mature property is believed to have been built mainly of Brick and having an external render. The roof is tiled. The present owner has undertaken various modernisation works to the property which offers spacious accommodation. A new Gas fired boiler was installed in 2014.

Mains Electricity, Gas, Water and Drainage are connected - EPC: E 117

Leasehold - New Lease to be Created - £16,000 p.a.

Rateable Value: £4,800 - Small Business Rates Relief applies if this is your ONLY business. Therefore understood to be Zero-rated.

Apply to Somerset (Sedgemoor) District Council for further information



## ROOM DESCRIPTIONS

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### **SALES AREA: 7.01 x 4.7**

Aluminium framed display window and aluminium framed Entrance Door. Step up to; Room Size: 7.01 x 4.7

### **ADDITIONAL SALES AREA: 4.42 x 4.27**

Electrically operated woodburner effect gas stove fitted in the fireplace. Recessed cupboard area. Room Size: 4.42 x 4.27

### **OFFICE/STORE: 4.5 x 2.69 MAX**

Upvc door gives access out to the Rear Courtyard. Room Size: 4.5 x 2.69 MAX

### **ACCOMMODATION:**

#### **1st FLOOR LANDING:**

Radiator.

#### **LOUNGE:**

Decorative moulded cornice and ceiling rose. Double glazed window and radiator. Room Size: 4.67 x 4.09

#### **KITCHEN: 3.38 x 1.83**

With range of fitted base, wall and drawer units, electric cooker point, single drainer sink unit with tiled surrounds, plumbing for automatic washing machine and fluorescent strip lights. Room Size: 3.38 x 1.83

#### **DINING ROOM: 3.51 x 3.3**

Double glazed window overlooking the Rear Garden. Radiator and decorative ceiling rose. Room Size: 3.51 x 3.3

#### **CLOAKROOM:**

With low level W.C, part tiled walls, hand wash basin and double glazed aluminium framed window.

#### **2nd FLOOR LANDING:**

Loft access and radiator.

#### **BEDROOM: 4.72 x 3.51**

Double glazed window, radiator, feature cast iron fireplace with tiled insert and painted mantle surround. Room Size: 4.72 x 3.51

#### **BEDROOM: 3.35 x 3.3 MAX**

Radiator and built in cupboard housing the recently installed "Ideal" gas fired boiler. Double glazed window with views over the garden and to Brent Knoll. Room Size: 3.35 x 3.3 MAX

#### **BEDROOM: 3.35 x 2.39**

Double glazed window. Room Size: 3.35 x 2.39

#### **BATHROOM:**

With suite comprising panelled bath with shower mixer and tiled surrounds. Pedestal hand wash basin and low level W.C. Double glazed aluminium framed window.

#### **OUTSIDE:**

Vehicular access between Victoria Street Hairdressers and the late Barclays Bank to the rear of the property with single Garage. The Rear Garden measures approximately 75'ft x 17'ft and is laid predominantly to lawn with area of conifer trees.



# FLOORPLAN & EPC



## Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**117** This is how energy efficient the building is

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