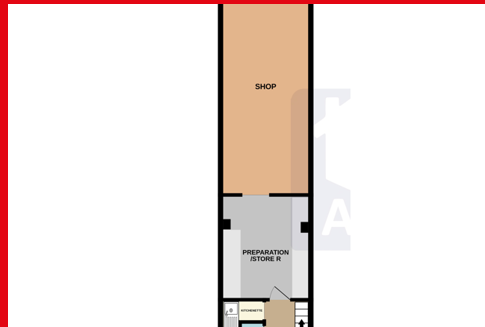
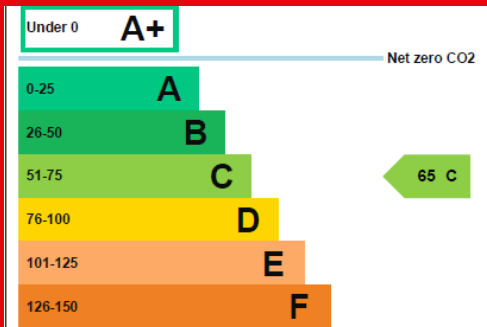




SHOP; 2 College Court College Street, Burnham-on-Sea TA8 1AR

Rent Per Annum £6,300



## Shop Unit

- Lock-Up Shop Unit
- Central Location
- Unfurnished Premises
- Ground Floor Premises
- Kitchenette & WC
- Sales Area & Display Window



**ABBOTT & FROST** SALES • LETTINGS • COMMERCIAL

EST. 1949 18 College St, Burnham-on-Sea TA8 1AE • [lettings@abbottandfrost.co.uk](mailto:lettings@abbottandfrost.co.uk) • 01278 782266 • [www.abbottandfrost.co.uk](http://www.abbottandfrost.co.uk)

**Retail Lock-Up Shop Unit for Rent**

**Situation:** Standing in an ideal location being part way between the seafront and High Street. Burnham-on-Sea is a busy Somerset seaside town which enjoys considerable local trade which is much enhanced during the Summer months by the holiday trade. There are various other shops and businesses in the surrounding area, together with bank, churches, cinema and public houses. Access to the M5 Junction 22 at Edithmead. Mainline railway in Highbridge.

**Construction:** The Shop occupies part of the Ground Floor of this purpose-built brick block of flats.

**Accommodation**

**Shop Floor:** 7.35m x 3.02m / 24' 1 x 9' 11 - Glazed entrance door, display window and fluorescent strip lighting.

**Preparation / Store Room:** 3.53m x 3.02m / 11' 7 x 9' 11 - Worktops and fluorescent strip lighting.

**Lobby:** Fluorescent strip light. Stairs to Loft Storage. Double-glazed door to the rear.

**Kitchenette:** Single drainer stainless steel sink unit with tiled splash back.

**WC:** Low-Level WC, wash hand basin with instantaneous water heater and tiled splash back. Double-glazed window.

**Outside:** One allocated parking space.

**Services:** Mains Electricity, Water and Drainage are connected.

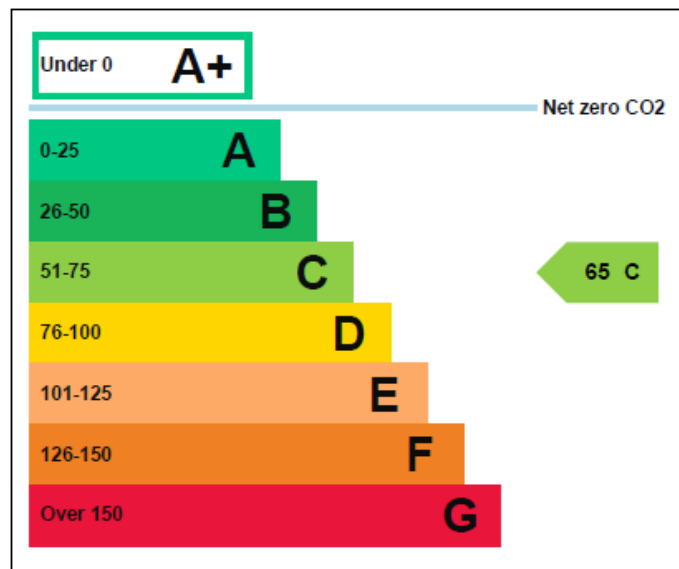
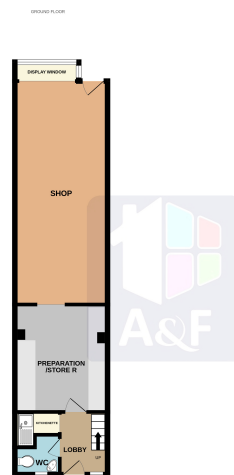
**Tenure:** Leasehold. A New Lease to be created. Vacant Possession on Completion.

**Outgoings:** Tenants are responsible for all outgoings.

**Sedgemoor District Council Small Business Rates Relief applies is this is your ONLY business. Therefore understood to be Zero-Rated.**

You will not pay business rates on a premises with a rateable value of £12,000 or less, **if this is the only premises your business uses.**

Please visit: <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>

