



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

£8,250



## Commercial Property

- Easy access to Burnham-on-Sea, Bridgwater and the M5 motorway
- Spacious
- Double glazed throughout
- For Sale/To Let
- Great location
- On Site Parking
- Shop
- Ground floor accessibility
- Near to Beach
- Kitchen Area



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

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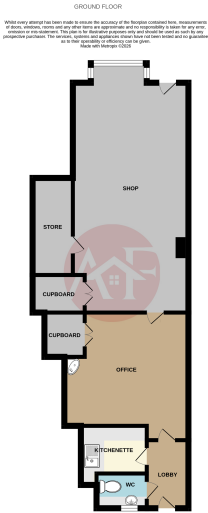
A well-positioned lock-up shop unit available for sale or to rent, ideally suited to a variety of retail, office or service-based uses. Prominently located just off the High Street and within easy reach of the seafront, this property benefits from strong footfall generated by both the town’s established local trade and the significant seasonal uplift from tourists and day visitors. Burnham-on-Sea is a thriving Somerset seaside town offering a wide mix of independent businesses, national retailers and supermarkets.

Excellent transport links include easy access to the M5 Motorway at Junction 22, with mainline rail services available at nearby Highbridge. The accommodation is well presented and thoughtfully arranged. The main shop area features a glazed entrance door and display window, wood laminate flooring, suspended ceiling with recessed spot lighting, electric heating and a large walk-in cupboard.

To the rear is a separate store room, along with an office/preparation room fitted with additional spot lighting, heater, corner sink and further storage. Supporting facilities include a kitchenette, cloakroom with WC and wash basin, and a rear lobby with access to the outside. Externally, the property benefits from two allocated car parking spaces, a valuable asset for staff or customers.

The property may qualify for Small Business Rate Relief, subject to the occupier’s circumstances and the current rateable value. Where applicable, this could result in a significant reduction or full exemption from business rates. Interested parties are advised to make their own enquiries with the local authority to confirm eligibility.

EPC: COMING SOON



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>