

Guide Price
£75,000
Leasehold

BOUQUET
FLORIST

EST. 1984
BOUQUET
FLORIST
SOMERSET

5 REGENT STREET
TA8 1AX
01278 784446


A&F
TO LET
01278 782266
www.aandfproperty.co.uk


A&F
FOR SALE
01278 782266
www.aandfproperty.co.uk

 Mon - Sat
8 am - 6 pm
1 hour
No return
within 2 hours

KITCHENS • BATHROOMS

RH
Interiors

BARNSTAPLE FAIR
LICKER EASTWICK HALL
Wed 18th to Sat 21st Sept

BRIDGWATER FAIR
ST MATTHEW'S FIELD
Wed 25th to Sat 28th Sept

We Stock Tiles,
Adhesives, Grouts
& Trims





Features

- Lock-up Shop Unit
- Central Location
- Leasehold
- New lease to be created

Summary of Property

A CENTRALLY SITUATED LOCK-UP SHOP

Standing in a prominent location, this lock up shop stands just off the High Street and also close to the sea front. The town of Burnham-on-Sea offer considerable local trade with additional business during the Summer months from the seasonal holiday trade. The town centre is well-served by a healthy number of local and well known shops and supermarkets, alongside hotels and public houses. The M5 Junction 22 at Edithmead is approximately two miles distant and there is a mainline railway station in Highbridge.

Mains Water, Electricity & Drainage are connected.

Tenure long lease 999 years from October 2007.

Insurance and maintenance charges on the building 1 quarter share (although these have never been charged)

Business Rates Relief applies if this is your ONLY business.

Outgoings: Somerset (Sedgemoor) District Council. Ratable Value: £3,600 - Small Business Rates Relief applies if this is your ONLY business. Therefore, it is understood to be zero-rated.

Room Descriptions

Accommodation:

Shop - 39.1m x 11.10m (128' 3" x 36' 5")

Glazed entrance door, display window, fitted counters, work tops and shelving. Belfort sink (cold water only), tiled splash back, concealed lightning.

Cloakroom:

Low level w/c, pedestal hand wash basin with Triton instantaneous water heater, tiled splash back.

Services:

Mains electricity, water and drainage are connected.

Tenure:

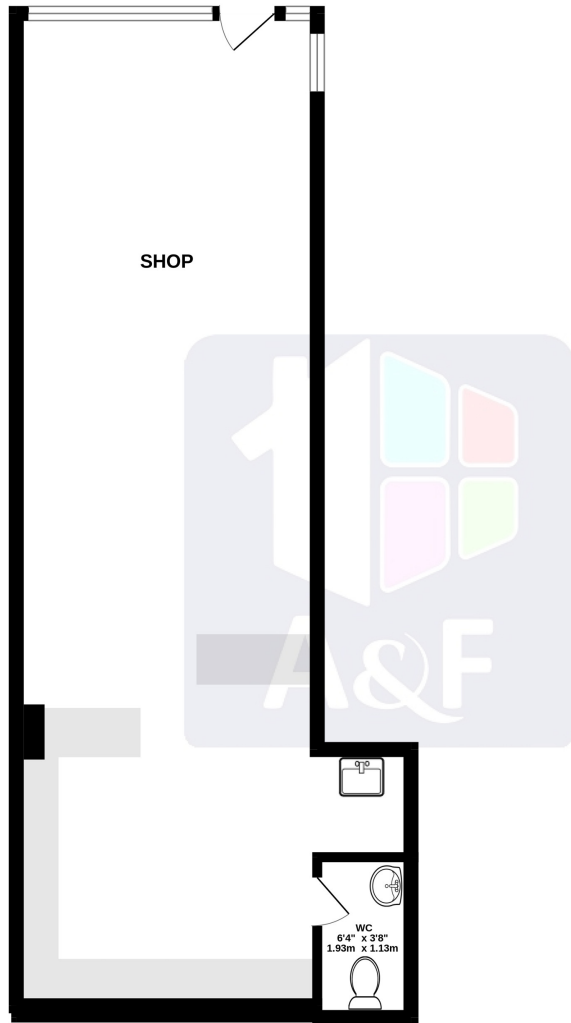
Vacant possession will be granted on completion.

Outgoings:

Somerset (Sedgemoor) District Council. Ratable Value: £3,600 - Small Business Rates Relief applies if this is your ONLY business. Therefore, it is understood to be zero-rated.

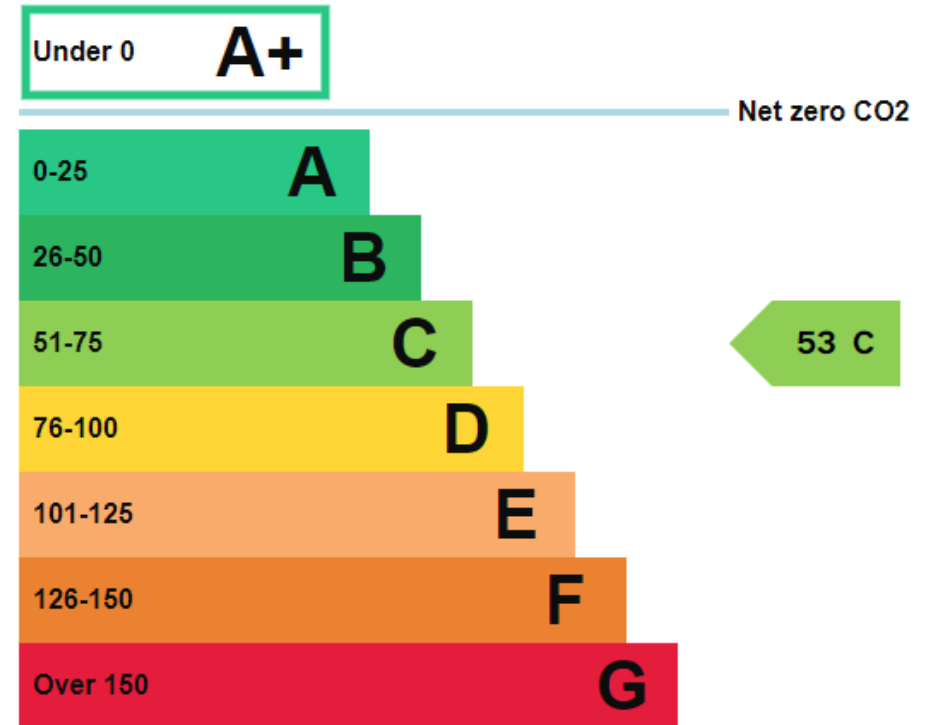


GROUND FLOOR



Energy rating and score

This property's energy rating is C.



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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