

Yearly Lease  
£10,440







## Retail Unit. Summerhaze, South Road, Brean, Somerset TA8 2RD



### Features

- Lock-up Shop Unit
- Prime Situation
- Doors and Windows Double Glazed
- Underfloor Heating Downstairs
- Parking to the Rear
- Sales Area
- Kitchen Area
- Cloakroom
- Great Frontage

## Summary of Property

PRIME RETAIL LOCK-UP FOR LEASE IN BREAN, SOMERSET – ONLY TWO UNITS LEFT!

We've already LET one unit – DON'T MISS OUT on securing one of the final two! This is your chance to position your business in a thriving coastal hotspot with strong footfall and a growing year-round population.

### KEY BENEFITS TO DRIVE YOUR BUSINESS FORWARD:

- Small Business Rates Relief may apply if this is your ONLY business, meaning the property is understood to be zero-rated – ideal for keeping overheads low.
- The landlords are offering a staged rent increase to support new or growing businesses – a rare opportunity to ease into a prime commercial space.

Prime Location: Situated on a bustling main road in Brean, this unit enjoys exceptional visibility and easy access for both locals and tourists.

Modern, Inviting Space: The unit features a welcoming off-pavement entrance with sleek double doors leading into a spacious front shop area, fully tiled and equipped with energy-efficient underfloor heating.

Eye-Catching Display Area: An outside display space offers a great opportunity to showcase products and attract passers-by.

Brean isn't just a seasonal hotspot! A growing residential population and workers from Hinkley Point "C" ensure consistent trade. During school holidays, the area surges with tourists visiting Brean's beaches and holiday parks, including Pontins.

Don't Miss Out! Secure your place in one of Somerset's busiest coastal villages. Call us now at 01278 782266 to arrange a viewing or find out more

## Room Descriptions

### CONSTRUCTION

These recently constructed lock up shop units have been built to a very high standard and very well fitted out. The doors and windows are double glazed and there is underfloor heating.

### SALES ROOM: 7.69m x 4.90m (max) / 25' 3 x 16' 1

Two double glazed entrance doors and two double glazed windows Ceiling lighting and numerous electric power points. Underfloor heating.

### KITCHEN AREA: 3.20m x 1.96m / 10' 6 x 6' 5

Well-equipped and fitted out. Cupboard housing the heating system. Underfloor heating. Double glazed door to the rear.

### CLOAKROOM:

WC facilities and double glazed window. Underfloor heating.

### SERVICES:

Mains electricity, water and drainage to be connected

### OUTSIDE:

Paved forecourt area to the front of the shop. Car parking space to the rear of the shop.

### SITUATION

Brean is a vibrant coastal village located in Somerset, England, offering a unique blend of natural beauty, recreational attractions, and a thriving local community. Known for its long, sandy beach that stretches for miles, it attracts both holidaymakers and day-trippers looking

to enjoy outdoor activities, from traditional beach outings to watersports like kite surfing and windsurfing. The area is renowned for its family-friendly atmosphere, with attractions such as Brean Leisure Park, which features rides, arcades, and amusements.

Brean is also home to the historic Brean Down, a natural landmark that offers stunning panoramic views of the Bristol Channel and the surrounding countryside. For those interested in wildlife and nature, the nearby Somerset Levels provide a rich habitat for birdwatching and outdoor adventures.

In addition to its tourism appeal, Brean benefits from a strong local economy supported by industries like agriculture, hospitality, and services for the nearby Hinkley Point nuclear power station. This consistent business from Hinkley Point workers adds stability to the area's economy, making it an attractive location for both residential and commercial investment. The combination of scenic beauty, leisure opportunities, and economic stability makes Brean a sought-after destination for both visitors and those looking to settle or invest.

### TENURE:

Leasehold – New Leases to be created.

Internal, Repairing & Insuring Leases.

Vacant Possession on Completion of the Lease.



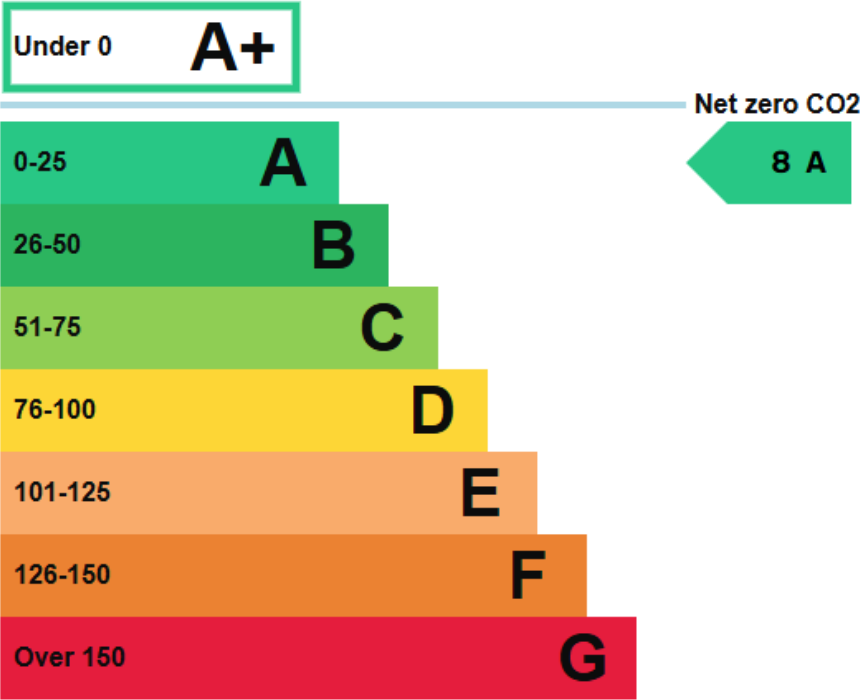
Floorplan

GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.  
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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