

REFERENCE: 6076 – Weston Super Mare



Freehold Retail Investment & Residential Development– Weston Super Mare

ADDRESS: 187/ 197 (Odd) High Street, Worle, Weston – Super – Mare, Somerset

- Freehold Parade of Shops .plus 100+ private car park
- Six Shops and self contained first floor offices.
- Part let to Lloyds Pharmacy Ltd, Lloyds TSB Bank Plc and Ganton House Investments Ltd.
- Planning has been obtained for 4 – 2 Bed and 2 – 1 Bed Flats at the Rear.

LOCATION

Worle is a suburb of Weston – Super – Mare situated some three miles east of Weston – Super – Mare town centre. Weston – Super – Mare, with a population of 69,000, is a busy resort town located on the south – west peninsula coast on the Estuary of the River Severn, some 21 miles south – west of Bristol. The town is within four miles of Junction 21 of the M5 motorway and has regular rail services.

SITUATION

The property situated on the north side of the High Street, at its junction with The Scaurs. Occupiers close by includes Your Move, Co – Op Welcome, Post Office, NatWest, The Local and a variety of local traders.

DESCRIPTION

The parade is arranged on ground and first floor to provide four single shop units with ancillary accommodation above, a double fronted bank with a self – contained first floor office suite above. The offices benefits from fluorescent strip lighting, carpets, a mixture of cellular offices and WCs and are accessed from a side entrance fronting The Scaurs. All the shop units and bank benefit from rear access. To the rear of the property is a large private car park. Planning has been obtained for 4 – 2 Bed and 2 – 1 Bed Flats at the Rear.

ACCOMMODATION:

No	Tenant	Accommodation	Lease Terms	Current Rent	Next Review/ Reversion
187	Ganton House Investments Ltd. (t/a Ladbrokes)	Gross Frontage: 17'1'' Net Frontage: 15'7'' Shop & Built Depth: 51'0'' First Floor: 349 Sq. Ft.	10 years from 5 March 2009 at £12946pa with a rent review every 5th year, with 5 year break option, FR & I by way of a service charge	£12,946 p.a.	In Occupation since 1983.
189	Kirsty Taylor (with personal guarantor) (t/a Poundsaver)	Gross Frontage: 17'1'' Net Frontage: 15'7'' Shop & Built Depth: 51'10'' First Floor: 414 Sq. Ft.	20 years from 25.12.92.Rent review every 5 th year FR&I by way of a service charge.	£13,500 p.a.	

191	D W Finn and Curtain Concept Ltd (Sub let to Mind Charity Shop)	Gross Frontage: 17'5'' Net Frontage: 15'7'' Shop & Built Depth: 51'6'' First Floor: 478 Sq. Ft.	20 years from 25.12.92.Rent review every 5 th year FR&I by way of a service charge.	£14,500 p.a.	
193	Lloyds Pharmacy Ltd.	Gross Frontage: 17'5'' Net Frontage: 15'7'' Shop & Built Depth: 51'6'' First Floor: 478 Sq. Ft.	20 years from 25.03.93.Rent review every 5 th year FR&I by way of a service charge.	£14,000 p.a.	
195/ 197	Lloyds TSB Bank Plc.	Gross Frontage: 30'6'' Net Frontage: 25'7'' Splay Frontage: 20'0'' Shop Depth: 38'1'' Built Depth: 67'3''	33 years from 25.12.81. Rent review every 5 th year FR & I by way of a service charge.	£25,500 p.a.	
195/ 197	D J Sheridan and N J Murray (t/a Wards Solicitors)	First Floor: 1,404 Sq. Ft.	5 years from 24.08.05.Rent review every 5 th year FR & I by way of a service charge. The service charge is capped at £4,840 p.a. increased annually in line with the increase in the RPI	£10,000 p.a.	Holding Over
Total				£90,446 p.a.	

ITZA areas for the above:

187 High Street	489 Sq. Ft.
189 High Street	514 Sq. Ft.
191 High Street	519 Sq. Ft.
193 High Street	519 Sq. Ft.
195/197 High Street	1123 Sq. Ft.

TENURE: Freehold

VAT IS: Not Applicable

PRICE: Offers in excess of £ 1,375,000 – 6.3% Net

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