

UNIT 32, THE SOVEREIGN, WESTON-SUPER-MARE, BS23 1HL

SUBJECT TO VACANT POSSESSION **

LOCATION

Weston-super-Mare is located in North Somerset, situated approximately 20 miles south-west of Bristol and 29 miles north of Taunton and is just off junction 21 of the M5 motorway. The town boasts a population of over 84,600 (2021 Census) which is significantly enhanced by tourists and students.

The Sovereign is the town's principal enclosed shopping centre comprising 118,000 sq ft of commercial space situated off prime pedestrianised High Street with entrances to The Italian Gardens and the rear linking to the sea front and popular Grand Pier. It benefits from a 850 space car park immediately above.

The premises immediately adjoin G3 Toys whilst opposite Deichmann Shoes and close to other well-known occupiers that include, Trespass, F Hinds, JD, Savers, Waterstones and Burger King.

https://sovereign.superweston.net/

CONTACT

Carter Jonas St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ carterjonas.co.uk/commercial

IMPORTANT INFORMATION

Timothy Edgell

Stuart Williams

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LEASE

A new internal repairing and insuring lease is available for a term to be agreed.

RENT

£32,500 per annum exclusive.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre was approximately £18,076.23 + VAT for the current year ending 31 March 2023.

The landlord insures the premises and re-charges the tenant where the current premium was £642.25 + VAT for the year ending 31 March 2023.

2023-2024 figures will be available shortly.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £21,000 (from 1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment is correct and that this covers their intended business by referring to: https://www.gov.uk/find-business-rates

PLANNING

The premises benefits from a Class E planning consent allowing premises to be used for retail, financial and professional services, cafés/restaurants, offices or medical, subject to landlords consent.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

EPC rating of D (77). A certificate is available on request.

VAI

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / O117 363 5702 / O117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

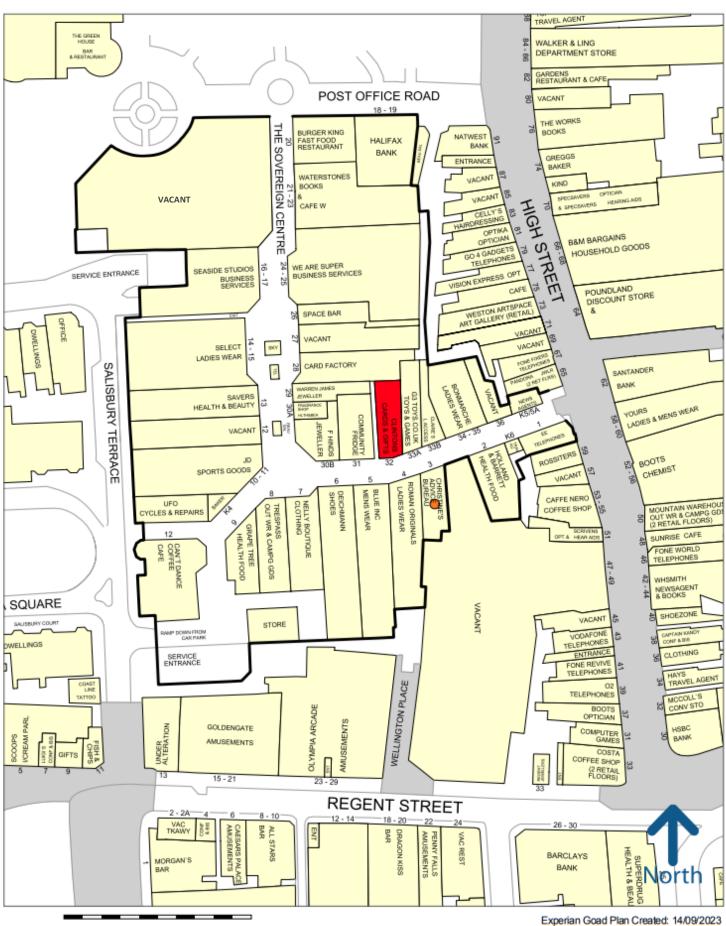
For details of other opportunities in The Sovereign and other commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

SUBJECT TO CONTRACT September 2023

IMPORTANT INFORMATION

Carter Jonas







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