

**2 Regent Street
Weston-super-Mare, BS23 1SQ
Annual Rental Of £20,000**

Steeped with Victorian history and dominated by a fabulous promenade and seafront, Weston-super-Mare is the gateway to all of the attractions that Somerset has to offer. Why not spend a beach holiday in Weston-super-Mare? We are so close to iconic tourist spots such as, Bristol, Glastonbury, Wookey, Cheddar and Wells. A unique opportunity to 'have a slice of the seasonal action' with this hot food take-a-way on Weston's busy seafront. With pubs and clubs nearby, this take-a-way is perfectly placed for hungry tourists throughout the day and a separate serving hatch for possible late night trade. This establishment is fully equipped and ready to go. This take-a-way does benefit from a small amount of internal covers. What are you waiting for?



- **Unique trading opportunity**
- **Separate serving hatch to the sea front**
- **Commercial EPC rating D85**
- **Fantastic seafront location**
- **Cold store and storage space**
- **Lease until 2024, IRI terms**

ACCOMMODATION

Main Area 31' 7" x 11' 10" (9.62m x 3.61m)

Main serving, cooking and seating area.

Kitchen 15' 0" x 5' 5" (4.56m x 1.66m)

Equipped kitchen area and frying space.

Ingoing of £5,000 required.



Energy Performance Asset Rating

More energy efficient

A+

Not zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

85

This is how energy efficient the building is.

MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.