



Demitris Taverna, 18 Richmond Street, Weston-super-Mare, North Somerset, BS23 1SY



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Demitris Taverna, 18 Richmond Street, Weston-super-Mare, North Somerset, BS23 1SY

£25,000.00 per annum TO RENT

Ingoing of £30,000.00

David Plaister Ltd is delighted to offer this 2656sq ft, highly visible restaurant premises to let, prominently positioned in the heart of Weston-super-Mare town centre on the popular Richmond Street. The property enjoys excellent frontage and strong pedestrian footfall, providing outstanding exposure for a food-led business in a thriving central location.

The restaurant offers substantial internal accommodation, capable of seating up to approximately 110 covers, making it ideal for a wide range of dining concepts. The unit benefits from a layout well suited to immediate occupation, with fixtures and fittings included with an ingoing of £30,000.00, allowing an incoming operator to commence trading with minimal setup time.

The central position ensures strong passing trade throughout the day and evening, presenting a rare opportunity to secure a large-capacity restaurant unit in one of Weston-super-Mare's most established commercial areas.

- **A 2656sq ft commanding restaurant & bar premises now available To Let.**
- **Ready to trade with all fixtures & fittings included with an ingoing of £30,000.00**
- **A rare accommodation with a full licence to trade until 04:00am.**
- **Comfortably able to house 110 covers enticing a strong revenue potential.**
- **Full Repairing & Insuring terms by negotiation**
- **Strategically located on a corner plot on Richmond Street benefiting from excellent visibility & footfall.**
- **Commercial EPC Rating: C63**





Entrance

On approach to the property you are met with a timber framed double glazed entrance door.

Restaurant and Bar

An incredible restaurant and bar floor, comfortably able to host up to 110 covers. Presented with stone tiled flooring, a brilliant stone brick bar complete with an oak worktop just behind various stock fridges, an ice machine, draft beer taps, & wine chiller.

The main restaurant includes a variety of timber framed double glazed windows, exposed brickwork pillars with accents of timber, an exposed stone brick wall feature, two decorative fireplaces both with slate hearths, stone brick surrounds and timber mantals, a selection of radiators, a ceiling mounted air-conditioning unit, a state of the art integrated surround sound system, exposed timber beam features, a variety of ceiling lights.

To the rear a hallway with a selection of built in storage cupboards, radiators, a fire exit door, a store cupboard housing a water fed rumbler, a wall mounted air-conditioning unit. A seating area ideal for private hosting with timber framed single glazed internal windows, an additional storage cupboard, a walk-in style fridge and/or freezer, wall lights, exposed timber beam features.



Kitchen

A brilliantly maintained kitchen with vinyl flooring, a Gastro oven complete with six burner hops, a hot plate and integrated salamander. Duel slimline fryers, larder fridge with a salad bar, an additional larder fridge, a plate warmer unit, four tall fridge/freezers, a coffee station complete with steamers and a grinder, a KP section home to two stainless steel sinks and drainers, a pot wash system and wash hand basin, additional various steel fittings, a walk-in style fridge, a brilliantly maintained extraction system, steel wall panelling, ceiling lights.

Disabled Toilet

Well presented accesible toilet facility with vinyl flooring, wash hand basin and wall mounted hand-rails.

Stairs rising from the restaurant and bar to the first floor:

First Floor

With engineered hardwood flooring, an oak balustrade, exposed brickwork features, wall lights, radiator, a roof access hatch, ceiling light, doors leading to first floor rooms.

Store Room

The useful storeroom with vinyl flooring, two fridges, a UPVC double glaze window, radiator, ceiling lights.

Male Toilets

Well presented male toilets facilities, with vinyl flooring, two vessel wash hand basins set upon a granite worktop vanity unit, two cloak rooms, a wall mounted hand drying unit, tiled walls, a UPVC double window, ceiling spotlights.

Female Toilets

Well presented female toilet facilities, with vinyl flooring, two vessel wash hand basins set up on a granite worktop vanity unit, three cloakrooms one of which housing a storage cupboard, a wall mounted hand drying unit, extractor fan, a UPVC double glaze window, ceiling spotlights.

Office

A useful office space with two UPVC double glazed windows, a recently fitted hot water tank, radiators, a wall mounted air-conditioning unit, a roof access hatch, ceiling lights, a door lead to the shower room.

Shower Room

With vinyl flooring, low-level WC, a wash hand basin, an enclosed mains fed shower, a storage cupboard housing a wall mounted gas fired boiler, partly tiled walls, an extractor fan, ceiling spotlights

Rent: £25,000.00 per annum

Ingoing: £30,000.00

Square Foot: Approx 2656sq ft

Terms: Full Repairing & Insuring lease with flexible terms by negotiation

Services: Mains electric, mains gas, and mains water / sewerage













