

Yearly
£32,000
Leasehold





Berrow Road, Burnham-on-Sea, Somerset TA8 2PH



Features

- Prominent Berrow Road Position
- Large Secure Display Compound
- Established Commercial Premises
- High Passing Traffic Levels
- Office And Showroom Accommodation
- Gated Roadside Frontage Access
- Approximate 15,500 Sqft Site
- Suitable Various Commercial Uses
- Mains Services Connected Throughout
- New Lease Available Immediately

Summary of Property

COMMERCIAL UNIT

COMPRISING LARGE COMPOUND WITH OFFICE BUILDING

RENT £32,000 PER ANNUM

A rare opportunity to lease a prominent commercial display yard and showroom premises situated on Berrow Road. The property has been used for many years as an established vehicle showroom and provides a highly visible roadside location with gated frontage, display yard together with office / showroom accommodation.

The premises are considered suitable for a range of commercial displays, sales, storage or showroom style uses subject to the necessary consents and landlord approval.

Burnham-on-Sea is a busy Somerset coastal town enjoying considerable local trade which is enhanced particularly during the summer by a very large holiday trade. The property itself stands on the busy Berrow Road which is one of the main artery roads of the town and carries a considerable amount of passing traffic.

EPC Rating: D

Room Descriptions

THE COMPOUND

15,500 sq ft approx.

The site extends to approximately 15,500 square feet overall. The compound is laid to large areas of tarmac interspersed by smaller areas of chippings. The compound is surrounded by iron railings and is approached by way of double iron gates.

THE OFFICE BUILDING

RECEPTION ROOM: 3.72m x 3.36m (12' 2" x 11' 0")

with double glazed French entrance doors, two double glazed windows, radiator, coved ceiling and six spot lights.

OFFICE: 3.68m x 3.67m (12' 1" x 12' 0")

with double glazed window, radiator, coved ceiling.

INNER HALL: 2.75m x 1.83m (9' 0" x 6' 0")

with fitted cupboards, understairs cupboard and door to storeroom.

OFFICE: 4.91m x 4.50m (16' 1" x 14' 9")

with two double glazed windows, three radiators and fluorescent strip light.

KITCHEN: 4.54m x 2.30m (14' 11" x 7' 7")

with single drainer stainless steel sink unit having a mixer tap and cupboards under, plumbing for a dish washer, roll top work surfaces, double glazed window, heated towel rail and cupboard housing the Worcester gas fired boiler.

REAR LOBBY: 2.53m x 1.53m (8' 4" x 5' 0")

with built in cupboard and double doors to the outside.

CLOAKROOM:

with white suite comprising low level WC, pedestal hand wash basin, tiled splash back, double glazed window

and wall mounted electric heater.

STAIRS TO FIRST FLOOR

LOFT ROOM: 9.21m x 3.72m (30' 3" x 12' 2")

This room does require preparation prior to occupation.

SERVICES:

Mains electricity and water are connected. Propane gas bottles are connected.

AGENTS NOTES:

Leasehold.

New lease to be created.

Full vacant possession will be granted on the completion of a lease.

The rent may be subject to VAT.

Usage of the site must be approved by the freeholder prior to occupation.

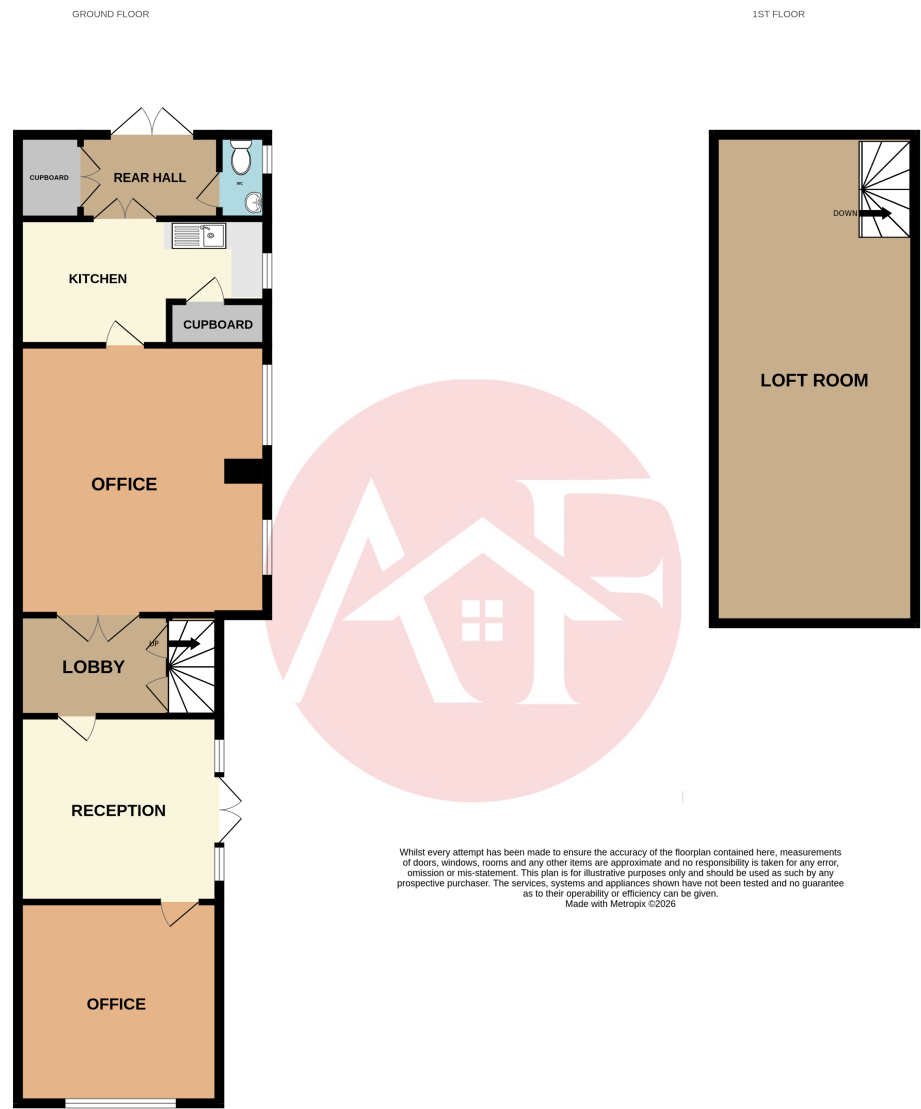
LOCATION:

Situated on the busy Berrow Road in Burnham-on-Sea, this prominent commercial premises occupies a highly visible roadside position on one of the town's main arterial routes. Burnham-on-Sea is a popular Somerset coastal town benefiting from strong local trade throughout the year, together with significant seasonal visitor numbers during the holiday months.

The property enjoys excellent exposure to passing traffic and convenient access to the town centre, seafront, surrounding residential areas and the M5 motorway via Junction 22, providing good connectivity to Bristol, Taunton and the wider South West region.



Floorplan



Building Safety

Non Reported

Mobile Signal

Ofcom shows predicted mobile coverage, nPerf shows real-world signal strength.

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Coalfield or Mining

Non Reported

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

Flooding Sources: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No