

RETAIL

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TO LET

UNIT 18-19, 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 c.£2.6M visitors over the last 12 months including c. 600,000 annual visitors to The Grand Pier, on the sea front, immediately behind the shopping centre.

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 Burger King fronting the Italian Gardens, in between an entrance to The Sovereign shopping centre and the High Street.

Other well known occupiers in the vicinity include Waterstones, NatWest Bank, Greggs, The Works and Specsavers.

[Home - The Sovereign - Shopping Centre in Weston-super-Mare](#)

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

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ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Gross Frontage:	14.54 m	(48 ft)
Internal Width:	15.00 m	(49 ft)
Shop Depth:	17.42 m	(57 ft)
Ground floor :	222.36 sq m	(2,394 sq ft)
First floor:	160.76 sq m	(1,730 sq ft)
Second/Attic:	94.20 sq m	(1,014 sq ft)

* A split of the premises would be considered / **Outside seating possible subject to appropriate licence.

LEASE

A new lease is available for a term to be agreed, incorporating 5 yearly upward only rent reviews.

RENT

£42,500 per annum exclusive.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre is £41,131.76 + VAT for the current year ending 31 March 2027.

The landlord insures the premises and re-charges the tenant where the current premium is £1,995.54 for the year ending 31 March 2027.

RATES

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

Rateable Value: £42,750 (from 1st April 2026)

Interested parties are advised to satisfy themselves that the above statement and assessment are 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 B (28). A certificate is available on request.

VAT

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

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ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Cellan Richards cellan.richards@carterjonas.co.uk / 0117 403 9990/ 0117 922 1222 or

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

For details of other opportunities in Weston-super-Mare and other commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



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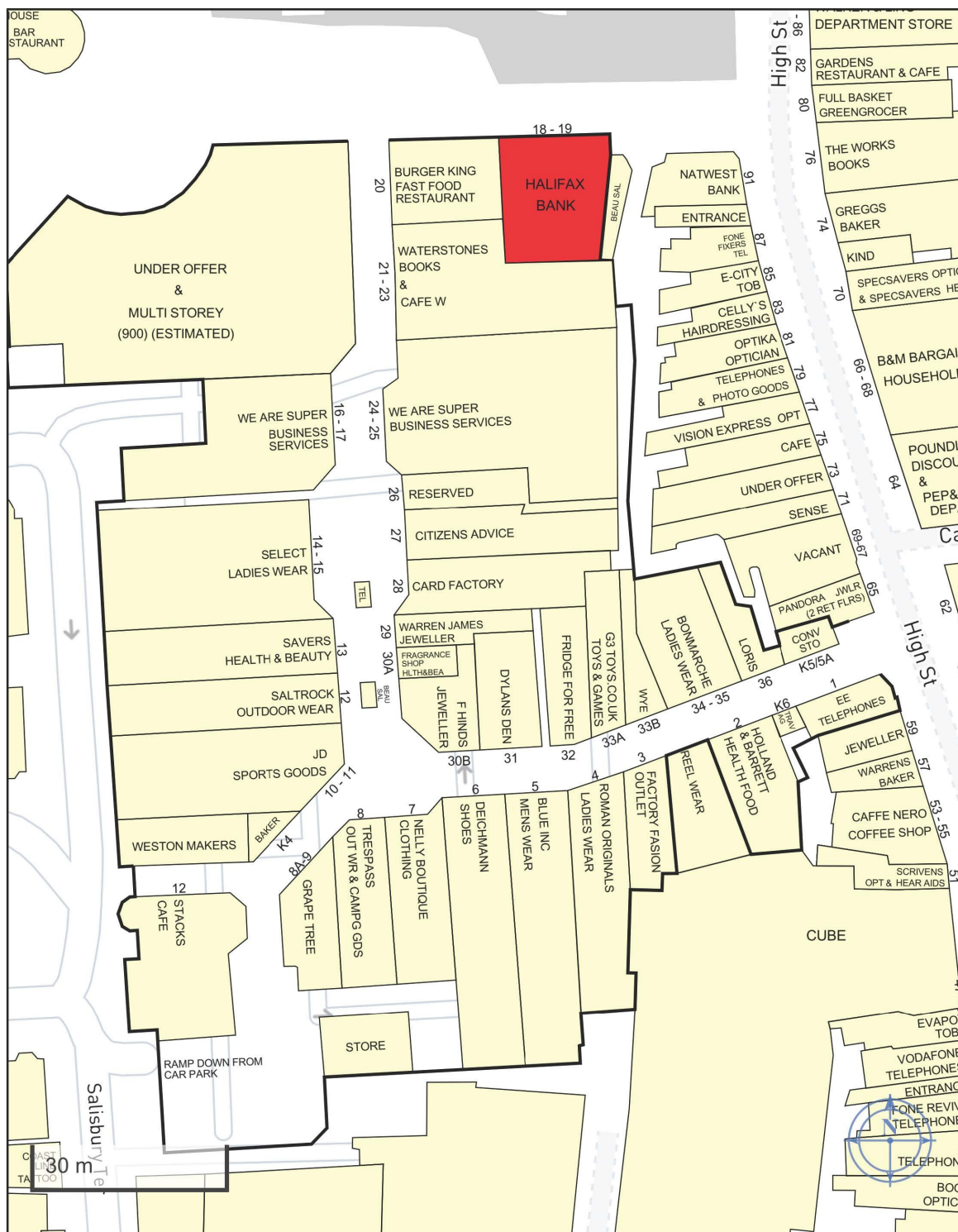
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Weston-super-Mare (Organisation)

Modified: 30-Sep-26 15:58:17 / Surveyed: 09-Sep-25



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