



FOR SALE

**24, REGENT STREET, WESTON-SUPER-MARE,
BS23 1SQ**

FORMER BAR / RESTAURANT + 3 SELF-CONTAINED FLATS

**** OF INTEREST TO DEVELOPERS, INVESTORS & OWNER OCCUPIERS****

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.

This corner located property fronts pedestrianised Regent Street which is one of the principal routes that links the prime town centre shopping on High Street to the sea front anchored by the popular **Grand Pier**. Nearby occupiers include **Barclays Bank**, **Superdrug**, **Greggs** and **Costa Coffee** as well as a range of bars, restaurant and amusement centres.

DESCRIPTION

This period property previously operated as a bar/ restaurant is arranged on basement, ground and 2 upper floors. The commercial element is arranged over ground and first floor, with two 1 bed flats on the second floor and a 2 bed maisonette to the rear fronting St James Street.

CONTACT

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IMPORTANT INFORMATION

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ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Commercial

Maximum Internal Width:	10.10m	(33 ft 2)
Built Depth:	21.66m	(71 ft 1)
Ground floor	87.98sq m	(947 sq ft)
Kitchen	36.66sq m,	(395 sq ft)
Customer wcs / storage	24.99sq m	(259 sq ft)
basement	Low ceiling height cellar	
First floor sales	62.93 sq m	667sq ft
First floor office/storage	17.93 sq m	193 sq ft

Residential

Second floor (front)	Two 1 bed flats
First and second floor (rear above 1st James Street)	One 2 bed maisonette

TENURE

We understand that the premises are held freehold and will be provided with vacant possession.

PRICE

£565,000 (Five Hundred and Sixty Five Thousand Pounds) + VAT.

RATES

According to the Valuation office website, the current Rateable Value is £25,750 (1 April 2023) for the commercial element.

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>

COUNCIL TAX

The flats are in Council Tax Band A - £1,511.35

LEGAL COSTS

Each party are to bear their own legal costs in the transaction.

VAT

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

EPC

Commercial is D (89).
Flat 1 is E (54)
Flat 2 is E (53)
Maisonette is D (61)

VIEWING & FURTHER INFORMATION

Strictly via sole selling agents:

Virtual viewing here: <https://vimeo.com/1023235817>

For in person viewings please contact:

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

Lydia Bruce: lydia.bruce@carterjonas.co.uk / 0117 363 5697 / 0117 922 1222 or

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

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

SUBJECT TO CONTRACT DECEMBER 2024

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Return frontage	Ground floor
	
Ground floor	First floor
	
First floor	Basement
	
Kitchen	Rear 2 storey maisonette
	
	
Flat	Flat

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