



TO LET / FOR SALE

98, HIGH STREET,

WESTON-SUPER-MARE, BS23 1HS

GROUND FLOOR 89.15 SQ M (960 SQ FT) + FIRST FLOOR

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.

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 are prominently situated with views over the Italian Gardens and sits nearby well known occupiers including TUI, Greggs, The Works and Lloyds Bank.

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

Cellan Richards

0117 403 9990 | 0117 922 1222
cellan.richards@carterjonas.co.uk

Stuart Williams

0117 922 1222
stuart.williams@carterjonas.co.uk

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

ACCOMMODATION

The approximate net internal floor areas and dimensions calculated from plans are:

Internal Width:	5.16 m	(16 ft 11)
Shop Depth:	18.76 m	(61 ft 6)
Ground Floor Sales:	89.15 sq m	(960 sq ft)
Rear office /kitchen:	3.86 sq m	(42 sq ft)
First Floor: Storage:	42.41 sq m	(456 sq ft)

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£17,500 per annum exclusive.

FREEHOLD

£250,000

INSURANCE

The landlord insures the premises and re-charges the tenant.

RATES

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

£15,750 from (1st April 2026)

Interested parties are advised to satisfy themselves that the above assessment is correct 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

B (49). A certificate is available on request.

VAT

Our client has advised that the property is NOT elected for VAT so there is no VAT payable on the rent or price. For all other terms, these are exclusive of VAT where applicable.

SANCTION & ANTI-MONEY LAUNDERING CHECKS

Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

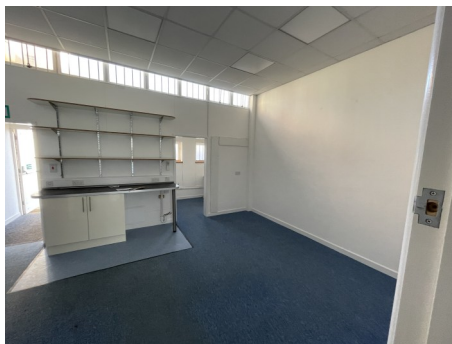
VIEWING & FURTHER INFORMATION

Virtual viewing: <https://vimeo.com/1161792642?fl=tl&fe=ec>

Strictly by prior appointment through:

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

Stuart



SUBJECT TO CONTRACT FEBRUARY 2026

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