

RETAIL

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TO LET

44 REGENT STREET , WESTON SUPER MARE, BS23 1SL

GROUND FLOOR + UPPERS: 91.41 SQ M / 984 SQ FT

****SUBJECT TO VACANT POSSESSION****

LOCATION

Weston Super Mare is an attractive seaside town on the North Somerset coast approximately 20 miles south west of Bristol and 18 miles north of Bridgwater. Junction 21 of the M5 is 3 miles to the east of the town centre. The town has a population of approximately 76,000 which increases substantially during the summer months.

The entrance to the Sovereign Shopping Centre and the new Dolphin Square Retail and Leisure development are in close proximity.

The unit adjoins **Greggs**, **Peacocks** and the entrance to the Weston Super Mare High Street **NCP Car Park**, which provides 405 spaces. Other nearby retailers include **McDonalds**, **Costa Coffee**, **HSBC** and **Coffee#1**.

ACCOMMODATION

The approximate net internal floor areas are:

Internal Width:	6.74 m	(22 ft 1)
Shop Depth:	13.86 m	(45 ft 5)
Ground Floor:	91.41 m ²	(984 ft ²)
First Floor:	68.09 m ²	(733 ft ²)
Second Floor:	34.28 m ²	(369 ft ²)

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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LEASE

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

RENT

£29,000 per annum, exclusive

SERVICE CHARGE & INSURANCE

A small service charge will be levied for the maintenance and upkeep of the rear yard.

RATES

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

Rateable Value: £20,000 (1 April 2026 to present)

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A certificate rated E (124) is available on request.

VAT

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

ANTI-MONEY LAUNDERING CHECKS (AML)

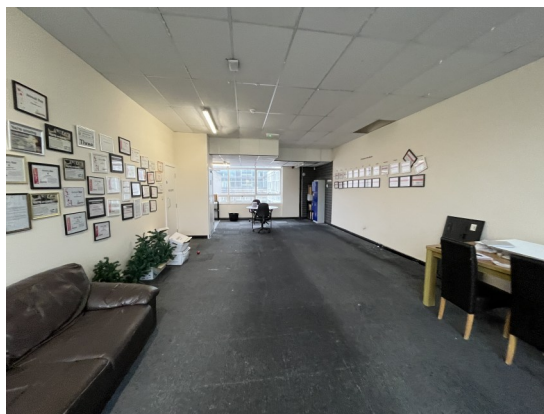
From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter 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 via sole letting agents:

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 all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT JUNE 2025

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