

# WESTON-SUPER-MARE, 47-49 HIGH STREET

## Freehold for Sale with Vacant Possession

M&S **mre** McMULLEN  
REAL ESTATE

EST. 1884

### LOCATION

The subject property occupies a prime trading position on the pedestrianised High Street and benefits from a secondary entrance from the Sovereign Centre.

Retailers in close proximity include JD Sports, The Fragrance Shop, The Body Shop, B&M, Waterstones and Wilko.

### ACCOMMODATION

The property is arranged over ground, first and second floors providing the following approximate gross internal floor areas:

	Sq ft	Sq m
Ground Floor	25,486	2367.7
First Floor	23,756	2207.1
Second Floor	3,173	294.7
<b>Total</b>	<b>52,415</b>	<b>4,869.5</b>

### TENURE

The property is held majority Freehold.

In addition, there is an entrance into the Sovereign Centre over which M&S hold a long lease expiring 28th June 2116 at a peppercorn.

### PRICE

Offers are invited for the Freehold with Vacant Possession in the region of £650,000 (Six Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT.



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### RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value £322,500  
UBR Rate (2021/22) 51.2p  
Rates Payable £165,120

(Interested parties are advised to make enquiries with the Local Authority)

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### EPC

EPC Available upon request.

### VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

**Tim Saull**  
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020 3019 1940  
07762 319 364

**Stephen McMullen**  
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07967 697 911

### Important Notice

McMullen Real Estate and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McMullen Real Estate have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

September 2022

