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Property Consultants

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commercial



## Ground Floor Bar, 5-9 Richmond Street, Weston Super Mare, BS23 1SY £27,500 Per Annum

Centrally located former Bar situated below 'Vision' Night Club, just a stones throw from the sea front in Weston Super Mare. The property is currently presented in shell form ready for fit out and offers approximately 2,500sqft (Gross Internal Area) situated in an ideal position.

Offered for let on a new Full Repairing and Insuring sub lease, full terms to be negotiated. 1 Year rent free available.





# Ground Floor Bar, 5-9 Richmond Street, Weston Super Mare, BS23 1SY

## DESCRIPTION

Ground floor former bar of approximately 2,500sqft (Gross Internal Area) currently presented in shell form situated close to the Sea Front and within close proximity to the recently regenerated 'Dolphin Square'. Dolphin Square is expected to open August 2017 and be the home to 'Nando's', 'Pizza Express', 'Prezzo', 'Anytime Fitness', 'Cineworld' and an indoor climbing centre. The unit is location just below 'Club Vision'.

## FLOOR PLAN

The floor plan is provided for indicative purposes, not to be relied upon.

## BUSINESS RATES

To be confirmed.

## VIEWINGS

As an actively trading business, viewings are strictly by appointment with Maggs & Allen.

## TENANCY DETAILS

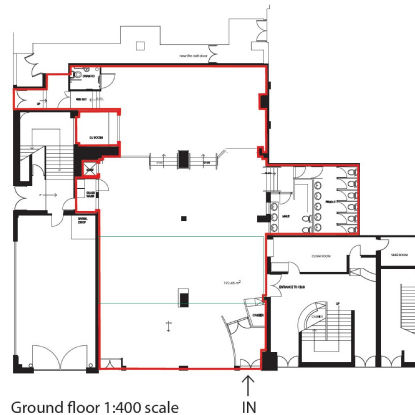
Offered for let on an effectively Full Repairing and Insuring sublease. Exact terms to be confirmed although the owner is offering one year rent free to contribute towards the bar fit out. Each party to incur their own respective legal costs.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

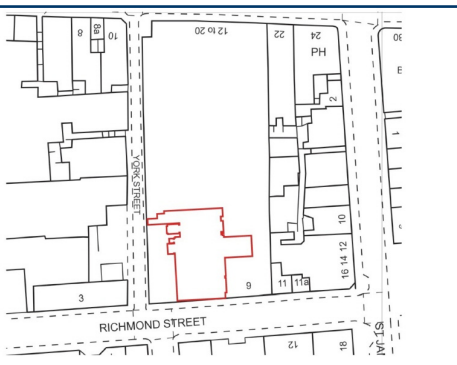
## ENERGY PERFORMANCE CERTIFICATE

Rating: D



## CONTROL OF ASBESTOS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.

