

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



Ground Floor Bar, 5-9 Richmond Street, Weston Super Mare, BS23 1SY £25,000 Per Annum

*** 1 YEAR RENT FREE AVAILABLE***

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.



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

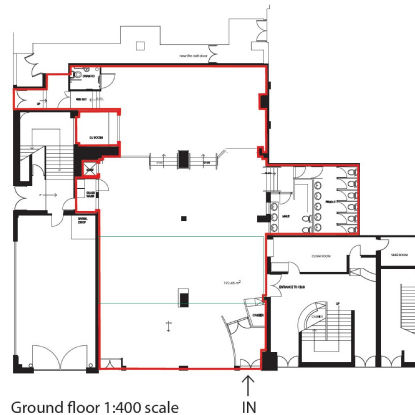
Offered for let on an effectively Full Repairing and Insuring sublease. Exact terms to be confirmed although the owner is offering one year rent free to contribute towards the bar fit out. Each party to incur their own respective legal costs.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

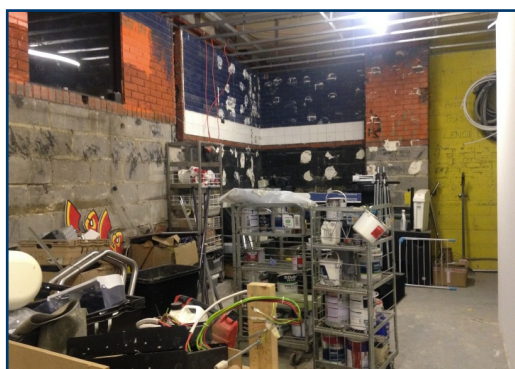
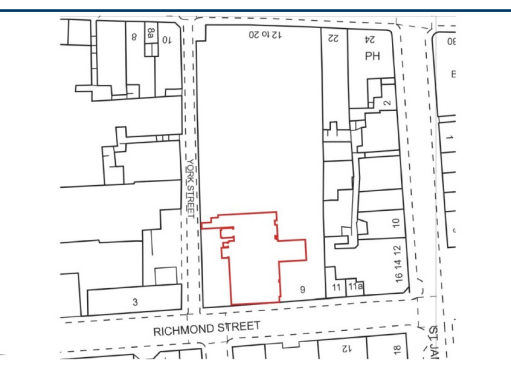
ENERGY PERFORMANCE CERTIFICATE

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

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

