



TO LET

UNIT 31, THE SOVEREIGN, WESTON-SUPER-MARE, BS23 1HL

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

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 immediately adjoin F Hinds and Clintons Cards whilst opposite Deichmann Shoes and close to other well-known occupiers that include Trespass, JD, Savers, Waterstones and Burger King.

<https://sovereign.superweston.net/>

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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ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Gross Frontage:	7.83 m	(26 ft)
Internal Width:	7.61 m	(25 ft)
Shop Depth:	13.19 m	(43 ft)
Ground Floor:	93.73 sq m	(1,009 sq ft)

LEASE

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

RENT

£27,500 per annum exclusive.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre was approximately £10,309.71 + VAT for the current year ending 31 March 2023.

The landlord insures the premises and re-charges the tenant where the current premium was £318.26 + VAT for the year ending 31 March 2023.

2023-2024 figures will be available shortly.

RATES

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

Rateable Value: £18,750 (from 1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment is correct and that this covers their intended business 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

EPC rating of D (76). A certificate is available on request.

VAT

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

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

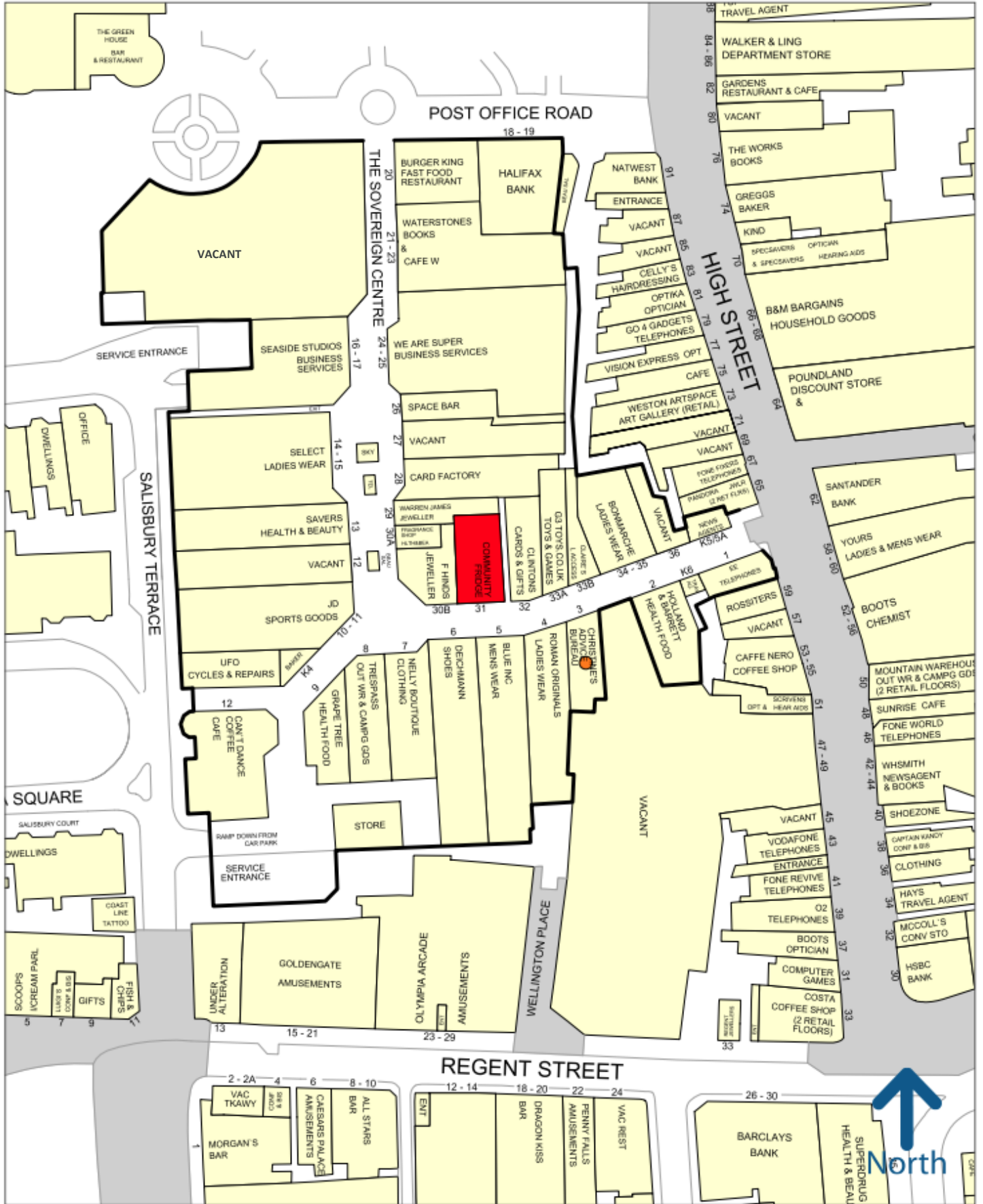
For details of other opportunities in The Sovereign and other commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

SUBJECT TO CONTRACT August 2023

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50 metres

Experian Goad Plan Created: 14/09/2023
Created By: Carter Jonas LLP