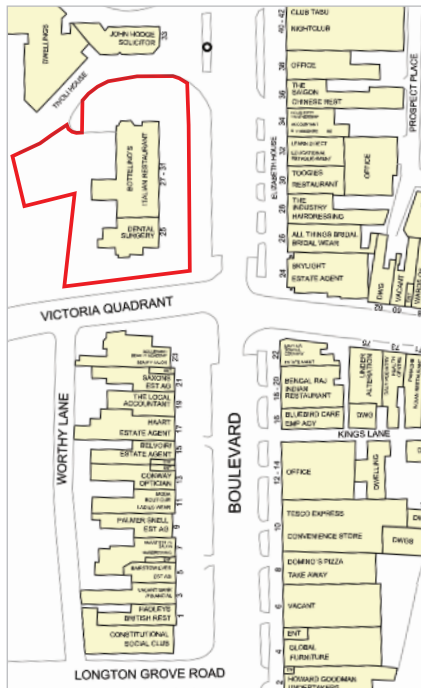


Weston-super-Mare

25-31 Boulevard
North Somerset
BS23 1NX

- Attractive Freehold Restaurant, Office, Dental Practice and Residential Investment
- Within 0.5 miles of Weston-super-Mare town centre, Grand Pier and Rail Station
- Fully let to four tenants
- Total Current Rents Reserved
£162,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Weston-super-Mare is a busy resort town located at the mouth of the River Severn some 21 miles south-west of Bristol, and serves a resident population of some 80,000 and a core catchment of some 199,000. The town is within 4 miles of Junction 21 of the M5 Motorway and has regular rail services.

This attractive property is well located on the north side of Boulevard, within 0.5 miles of Weston-super-Mare town centre, Grand Pier and Rail Station as well as the A370 (Hildesheim Bridge), which leads some 4 miles east to Junction 21 of the M5 Motorway. Occupiers close by include Tesco, Domino's, Lloyds Pharmacy and Argos, amongst many others.

Description

The property comprises four Victorian terrace properties over basement, ground and two upper floors which have been divided to provide a dental surgery, restaurant, offices and a flat.

Number 25 comprises a dental surgery at ground, basement and first floor with a self-contained flat above.

Number 27-31 comprises a triple fronted ground floor restaurant with mezzanine floor. The first and second floors comprise self-contained office accommodation.

In addition, the property benefits from parking for some 32 cars.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 55 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and First Floors – 25 Boulevard	Hlengiwe Mabase (t/a Dental Spa 25) (1) (5)	Ground Floor	59.5 sq m	(640 sq ft)	5 years from 01.09.2016	£17,000 p.a.	Reversion 2021
		First Floor	56 sq m	(602 sq ft)	FR & I by way of service charge		
Ground and Upper Ground Mezzanine – 27-31 Boulevard and Second Floor – 25 Boulevard	Colino Ltd (t/a Bottelinos) (2) (5)	Ground Floor	344.25 sq m	(3,705 sq ft)	5 years from 01.09.2016	£85,000 p.a.	Reversion 2021
		Upper Ground Mezzanine	181.7 sq m	(1,956 sq ft)	FR & I by way of service charge		
		Second Floor Flat	73.6 sq m	(792 sq ft)			
First Floor – 27-31 Boulevard	Vivantio Ltd (3) (5)	First Floor Office	214.8 sq m	(2,312 sq ft)	5 years from 01.09.2016	£30,000 p.a.	Reversion 2021
					FR & I by way of service charge		
Second Floor – 27-31 Boulevard	N Notaro Homes Ltd (4) (5)	Second Floor Office	209.4 sq m	(2,254 sq ft)	5 years from 01.09.2016	£30,000 p.a.	Reversion 2021
					FR & I by way of service charge		
		Total	1,139.25 sq m	(12,261 sq ft)	Total £162,000 p.a.		

(1) Website Address: www.dentalspa25.co.uk. In occupation since 2012.

(2) Website Address: www.bottelinos.net. In occupation since 2008.

(3) In occupation since 2009. For the year ended 30th November 2015, Vivantio Ltd did not report a turnover or a pre-tax profit. They reported shareholders' funds and a net worth of £182,645. (Source: Experian 16.02.2017.)

(4) In occupation since 2009. For the year ended 30th November 2015, N Notaro Homes Ltd reported a turnover of £16m, a pre-tax profit of £1.76m, shareholders' funds of £17.36m and a net worth of £17.33m. (Source: Experian 16.02.2017.)

(5) The lease has been contracted out of the security provisions of the Landlord and Tenant Act 1954 Part II.