



TO LET Retail Unit

rapleys.com
0370 777 6292

74 Regent Street
Weston-super-Mare, Somerset BS23 1SR

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Close to prime retail pitch

Nearby retailers include **New Look**, **Cancer Research** and **Greggs**

116.66 sq m (1,255 sq ft) over ground floor

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Location

Weston-super-Mare is a coastal town in North Somerset located approximately 17 miles south west of Bristol.

The subject property sits in a prominent position on the eastern end of Regent Street, close to the High Street which comprises the town's prime retail pitch.

Nearby retailers include **Cancer Research, Betfred, Peacocks, 3 Store** and **Greggs**. More specifically, the subject property is located adjacent to **New Look**.

Description

The property comprises a single lock up retail unit set in a mid-terraced position arranged over ground floor only. The unit benefits from glazed frontage and ancillary storage to the rear.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	116.66	1,255

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

Terms

The premises are available by way of a new lease sub-lease on terms to be agreed.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: TBC

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

