



SITUATION

Located close to the junction with Regent Street, in the town's pedestrianised retail thoroughfare, and amongst such other multiple retailers as **CEX, Costa, WHSmith, Vodafone, Greggs, Boots Chemist, HSBC, Caffe Nero** and many others.

Weston-super-Mare is a busy resort town some 21 miles south-west of Bristol and 33 miles west of Bath and being approx. 5 miles to the M5 (Junction 21).

PROPERTY

Two adjoining buildings comprising:

- No. 37: A **Ground Floor Shop** with **Ancillary Accommodation** on the first and second floors.
- No. 39: A **Ground Floor Shop** with **Ancillary Accommodation** on the first and second floors.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 37 (Ground, First & Second Floors)	Ground Floor Shop Gross Frontage 19'0" Area Approx. 1,017 sq ft First Floor Ancillary Area Approx. 585 sq ft Second Floor Ancillary Area Approx. 356 sq ft Total Area Approx. 1,958 sq ft	Boots Opticians Professional Services Limited (Having over 600 branches) (T/O for Y/E 31.08.20 £291.2m, Pre-Tax Loss £43.6m and Shareholders' Funds £112.3m)	5 years from 1st April 2022 (renewal of a previous lease – in occupation for over 10 years)	£26,500 (previously let at £39,000 p.a. prior to the lease renewal)	FRI
No. 39 (Ground, First & Second Floors)	Ground Floor Shop Gross Frontage 23'9" Area Approx. 2,066 sq ft First Floor Ancillary Area Approx. 751 sq ft Second Floor Ancillary Area Approx. 474 sq ft Total Area Approx. 3,291 sq ft	Telefonica UK Limited (T/O for Y/E 31.12.20 £5.7bn, Pre-Tax Profit £710m and Shareholders' Funds £2.7bn) (see Note)	From 27th November 2015 to 28th February 2024	£33,000 (previously let at £48,500 p.a.)	FRI Landlord's Break 28th Feb. 2024. Note: Virgin Media O2 are the corporate brand of the joint venture between Liberty Global and Telefonica SA, the latter of which ultimately owns Telefonica UK Limited.
				Total: £59,500	

¹Not internally inspected by Barnett Ross. Areas supplied by Vendor.

£59,500 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Scott Atkinson
Email: scott@solts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior of No. 37 (Boots Opticians)



Interior of No. 39 (O2)



