



**DAVID PLAISTER**  
PROPERTY AGENTS · SALES & LETTINGS · AUCTIONEERS

**32 West Street  
Weston-super-Mare, BS23 1JU**

**Annual Rental Of £12,000**

David Plaister Ltd are delighted to offer TO LET an exciting opportunity to purchase a new lease for a prominently located restaurant / takeaway which has been recently, partly renovated to include a top frying system. Conveniently placed, this commercial premises is directly opposite Weston College, Weston's busy seafront, high street and local amenities/attractions. The premises is fully fitted out and ready to go and includes a main restaurant area, food prep & pot wash area, ladies & gents cloakroom and a door to communal rear yard. Annual rental of £12,000. Commercial EPC rating C66. Fees may apply.



- An exciting opportunity to purchase a new lease
- Recently partly renovated to include a top frying system - Kiremko (KFE Ltd) 3 pan fryer system (12 months old)
- Fully fitted out / trading and ready to go
- Fees may apply
- Prominently located restaurant / takeaway premises
- Directly opposite Weston College, seafront and high street
- Annual rental of £12,000
- Commercial EPC rating C66

David Plaister Ltd  
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## ACCOMMODATION

- Main Restaurant Area
- Food prep and pot wash area
- Ladies & Gents Cloakroom
- Door to communal rear yard



### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

66

This is how energy efficient the building is.

MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.