



50 Oxford Street, Weston-Super-Mare, North Somerset, BS23 1TN



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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Annual Rental Of £10,000

David Plaister Ltd are delighted to offer this town centre bar TO LET. Nestled within reach of the Sea Front and vibrant High Street, this spacious bar is an incredible opportunity to establish a business in a thriving location. The property features a generously sized bar and seating area, providing ample space for people to relax and unwind. There is also a separate dance floor adding an extra dimension to the property's appeal. The adjacent premises are also available and are connected via an internal door allowing flexibility. There are separate male, female and disabled WC facilities. Flexible terms available by negotiation. Commercial EPC rating: D89. Business rates may apply.

- Bar TO LET occupying a prominent town centre position
- Prominent town positioning
- Separate male, female, and disabled WC facilities
- Located within reach of the Sea Front and High Street
- A large bar and seating area
- Next door premises also available with connecting internal door



Accommodation

Entrance

Timber entrance door, timber framed single glazed windows.

Bar and Seating Area

Fitted bar and worktop, part furnished with drinks equipment, seated booths, opening to dance floor area, connecting door to premises next door, various ceiling lights.

A storage room currently used as a cellar.

Rear Room

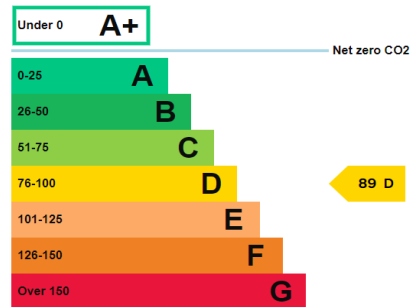
Currently used as a dance floor.

Rear Hallway

Doors to WC facilities, useful storage rooms and fire escape to the rear of the building.

Separate Male and Female WC Facilities

This property's energy rating is D.



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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.

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