

For Sale

Prime Town
Centre
Freehold

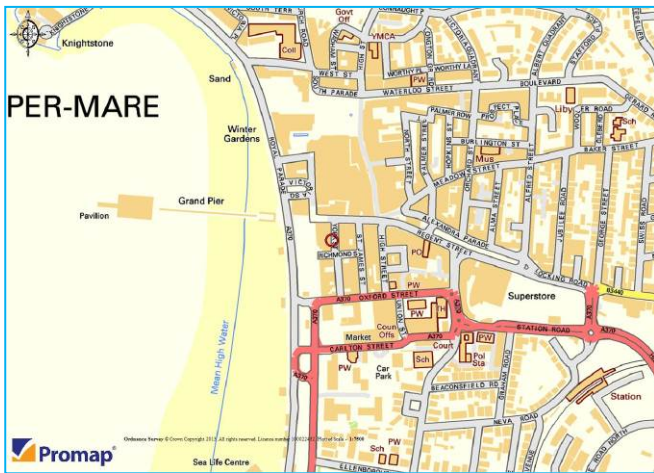


Belvedere
4-7 Beach Road
Weston-Super-Mare
BS23 1AS



- Prominent freehold bar/restaurant/club premises in the centre of Western Super Mare, Somerset
- Situated on the sea front opposite The Grand Pier and close to other leisure occupiers
- Extensive trade accommodation over ground and first floor with potential trade area on second floor. Circa 11,540 sq ft/ 1,072 sq m
- Potential for alternative uses (STP)
- Offers invited for the Freehold

08449 02 03 04
gva.co.uk/6872



Location

The property is located on the Promenade in Western-Super-Mare, on Beach Road at the junction with Richmond Street and almost directly opposite the Grand Theatre. WSM is situated on the North Somerset coast around 35 km (20 miles) south west of Bristol.

Property use in the immediate vicinity is generally leisure related, including, restaurant, bar, takeaway etc. The main retail area is to the east, around 100 metres away.

Weston has historically been a leading seaside resort in the UK and has seen significant residential development over the last 10 years.

Description

The property occupies a level plot and comprises a substantial, end of terrace building over 3 storeys with rendered elevations underneath a flat roof.

There is a contemporary styled open plan café bar and restaurant on ground floor with a first floor nightclub/function room. The property has been extended at the rear by way of single and double storey extensions. There is also a conservatory on the side elevation overlooking an enclosed patio terrace.

Accommodation

The approximate dimensions and floor areas are as follows:-

| | | |
|--------------|-------------------|---------------------|
| Ground floor | 516 sq m | 5,553 sq ft |
| First floor | 320 sq m | 3,448 sq ft |
| Second floor | 236 sq m | 2,541 sq ft |
| Total | 1,072 sq m | 11,540 sf ft |

Planning & Licensing

We understand that the property is not Listed but is within the Beach Lawns Conservation Area. It is also within an area designated a "Priority Site for the Revitalisation of Western Seafront and Town Centre".



We understand the property benefits from A4 consent. The existing Premises Licence permits the sale of alcohol between 08.00 and 04.00 Monday to Sunday.

Non-Domestic Rates

The property is listed as 'Public House and Premises' and under the 2010 rating list has a rateable value of £36,000.

Basis For Sale

Unconditional offers for the freehold interest are invited. No trade is sold or warranted.

VAT

VAT may be payable at the prevailing rate.

Viewings

Strictly through Sole Agents: GVA Hotels and Leisure

Charles Kaminaris

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E: charles.kaminaris@gva.co.uk

Peter Constantine

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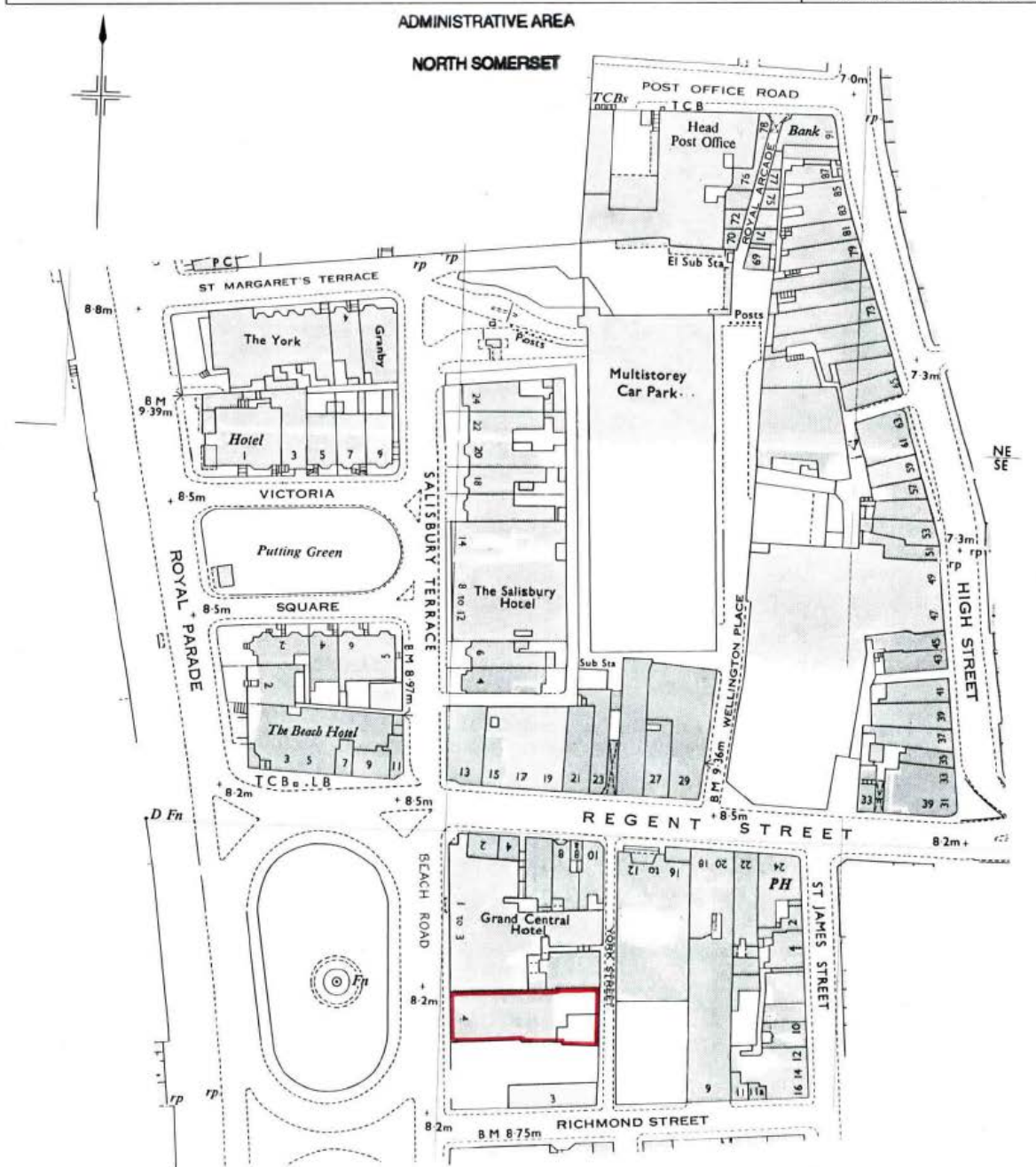
E: peter.constantine@gva.co.uk

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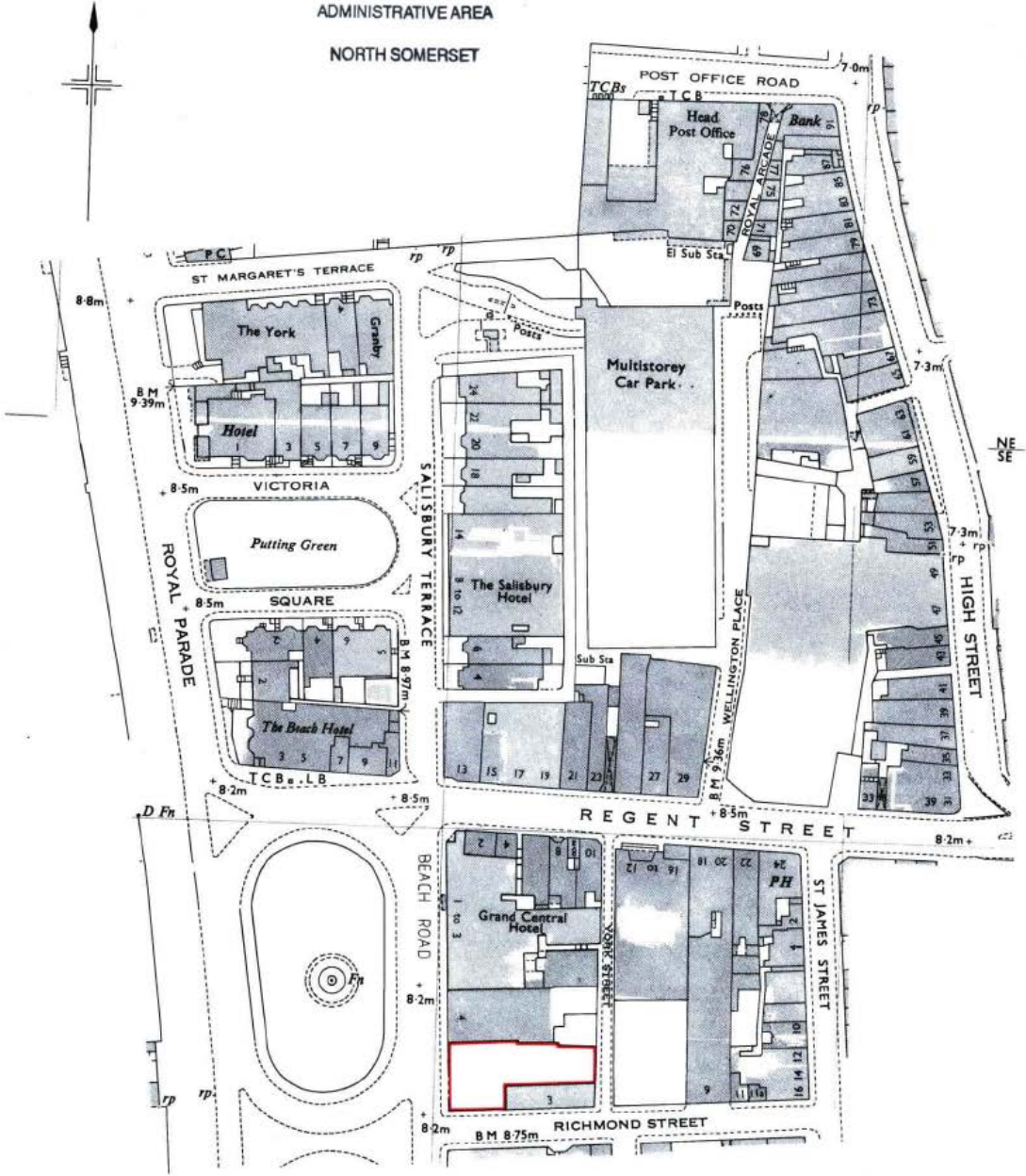
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| | | | |
|-----------------------------------|---------|--------------------------------|------------------------|
| H.M. LAND REGISTRY | | TITLE NUMBER | |
| | | AV229749 | |
| ORDNANCE SURVEY PLAN REFERENCE | ST 3161 | SECTION C | Scale 1/1250 |
| COUNTY AVON | | DISTRICT WOODSPRING | |
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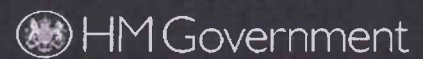


| | | | |
|-----------------------------------|--------|---------------------|------------------------|
| H.M. LAND REGISTRY | | TITLE NUMBER | |
| | | AV 250684 | |
| ORDNANCE SURVEY PLAN REFERENCE | ST3161 | SECTION C | Scale 1/1250 |
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Energy Performance Certificate

Non-Domestic Building



Belvedere
4-7 Beach Road
WESTON-SUPER-MARE
BS23 1AS

Certificate Reference Number:
9772-3078-0974-0000-3321

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 130

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 1331
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 205.81

Benchmarks

Buildings similar to this one could have ratings as follows:

37

If newly built

99

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

| | |
|----------------------------------|---|
| Assessment Software: | DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0 |
| Property Reference: | 724930770000 |
| Assessor Name: | Doug Whiffen |
| Assessor Number: | NGIS801043 |
| Accreditation Scheme: | Northgate Land and Property Solutions Ltd |
| Employer/Trading Name: | Wensley And Lawz Ltd |
| Employer/Trading Address: | 116 Walsgrave Road National Westminster Building Coventry CV2 4ED |
| Issue Date: | 29 Aug 2013 |
| Valid Until: | 28 Aug 2023 (unless superseded by a later certificate) |
| Related Party Disclosure: | Not related to the owner. |

Recommendations for improving the property are contained in Report Reference Number: 0370-0047-7949-2728-3002

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.