



1 REGENT STREET, BURNHAM-ON-SEA, TA8 1AX

A four storey freehold property situated within the seaside town of Burnham-on-Sea and arranged as a ground floor commercial unit with a flat and maisonette situated on the upper three floors.

The property requires a programme of improvement works while individuals may wish to consider conversion of the ground floor commercial unit, subject to all necessary consents being obtainable.

The property is to be sold at auction on Wednesday 11 December 2024.

- MIXED USE PROPERTY WITH SEA VIEWS
- FREEHOLD WITH PART VACANT POSSESSION
- COMMERCIAL UNIT, 2 BED FLAT AND MAISONETTE
- CLOSE TO TOWN CENTRE
- EPC RATINGS C-E

£165,000 - £185,000 GUIDE PRICE * plus fees



FOR SALE BY AUCTION:

For Sale by Auction Wednesday 11 December
LOT - 34 AUCTION - 254 - MIXED USE PROPERTY WITH SEA VIEWS

LOCATION:

Located within a stone's throw of the sea front and close to the town centre.

DESCRIPTION:

A four storey freehold property situated within the seaside town of Burnham-on-Sea and arranged as a ground floor commercial unit with a flat and maisonette situated on the upper three floors. The property requires a programme of improvement works while individuals may wish to consider conversion of the ground floor commercial unit, subject to all necessary consents being obtainable.

SCHEDULE OF ACCOMMODATION:

1 Regent Street - Ground Floor: Principal shop floor, office, staff kitchen, cloakroom with W.C. and various store areas. Tenancy - Currently vacant. The unit has most recently been used as a hairdressers, having previously been a pharmacy shop. EPC Rating C.

1A Regent Street - Ground Floor: Stairs leading to communal entrance at first floor level.

First Floor: Entrance Hall, Living Room, Kitchen/dining room, cloakroom with W.C., steps leading to inner hallway, two bedrooms and shower room with W.C. Tenancy - Currently Vacant. EPC Rating E. Council Tax Band B.

1B Regent Street - Maisonette situated over the third and fourth floors with sea views and having a communal entrance at first floor level.

Tenancy - Let under the terms of an Assured Short-hold Tenancy Agreement, dated 5th March 2019 at a current rental of £780.50 pcm. EPC Rating C. Council Tax Band B.

Outside - Area of hard-standing currently used for parking.

TENURE:

Freehold

LOCAL PLANNING AUTHORITY:

Somerset Council: 0300 123 2224
www.somerset.gov.uk

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

VIEWING AND CONTACT INFORMATION:

Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Or

Dave Henwood / Steve Appleby at

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