M&P
PROPERTY CONSULTANTS

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INVESTMENT FOR SALE
12/14 THE BOULEVARD
WESTON-SUPER-MARE

LET TO FIRST WEST OF ENGLAND

PRICE REDUCED

Location

Weston-Super-Mare is a thriving seaside resort and university town south of Bristol and served by the M5 motorway. It boasts an estimated population of 88,000, which is growing annually, and attracts an estimated tourist spend of £375 million pa,

The Boulevard is a secondary retail pitch, populated by shops and businesses. The Boulevard benefits from on street parking and is a short walk from the town's primary pedestrianised retail pitch on High Street.

Description

The property is mid-terrace, adjacent to **Tesco Express.** Other occupiers in the vicinity include **Domino's** and various estate agents and Accountants.

Accommodation

The property comprises a ground floor shop/office, extending to 197 sq m (2,120 sq ft), which is occupied entirely by First West of England Ltd.

The first and second floors have been developed to provide four residential flats. These have been sold on a long leasehold basis (further details on request).

Terms

We are offering the freehold of the entire property, with the benefit of the ground floor occupational lease, and the long leasehold interests on the upper floors.

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Price

Offers for the freehold are invited in the region of **£210,000**

Lease

First West of England Ltd offer a first class financial covenant and occupy on the basis of a ten year lease from February 2025,

Rental Income

First West of England Ltd pay an annual rent of £21,250.

The upper floors are on a 'peppercorn rent'.

Planning

The property is listed and has consent for uses within Class E.

Energy Performance

The property has a current rating of E102. A copy is available upon request.

For further details, contact:

Russ Power– M&P Property Consultants LLP

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Date updated: September 2026. Subject to Contract

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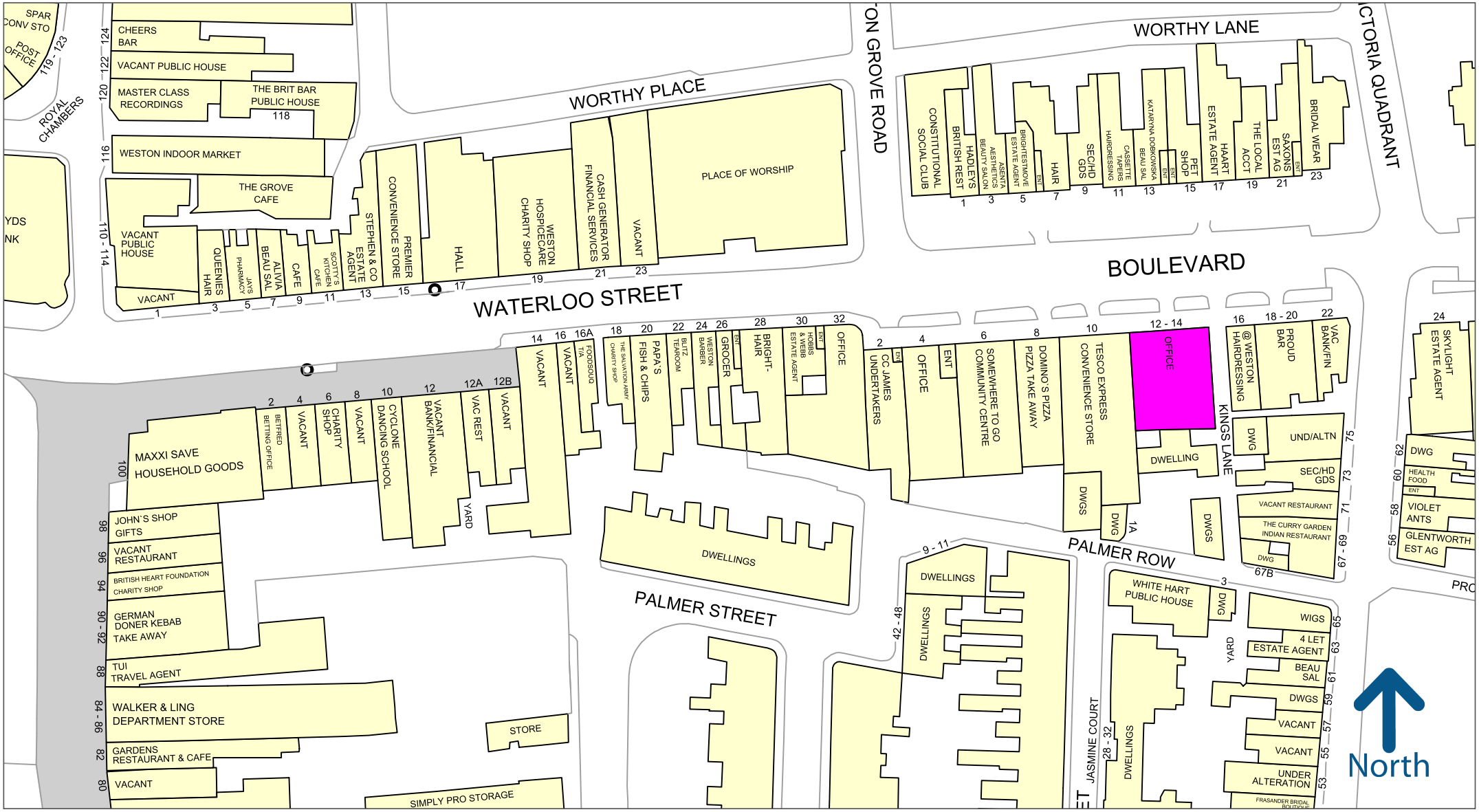
Weston-super-Mare



50 metres

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