



REF: 456

## Loch Lomond

12-16 St James Street, Weston-super-Mare,  
Somerset BS23 1SS

LEASEHOLD  
**£23,500**



£23,500 for the leasehold property, extensive inventory and goodwill, plus stock at valuation.



## FEATURES

- Prime location licensed restaurant
- Refurbished in 2021
- 80 covers but space for many more
- Separate bar servery
- Corner site just off the seafront
- Well presented commercial kitchen including walk-in cold room
- Three bedroom private accommodation
- 10 year lease - Annual rent £23,175

**Location**

Weston-super-Mare is a large coastal town in North Somerset with a resident population of approximately 90,000.

The town continues to expand with new housing developments under construction.

Communication links are excellent with the M5 motorway on your doorstep, so the area is increasingly popular for commuters to major commercial centres such as Bristol which is less than 20 miles away.

Weston-super-Mare is perhaps better known for its glorious beach and famous pier and is still a popular holiday destination.

Our subject property is located close to the sea front in the heart of the town's main shopping district.

**The Business Premises**

**Main Restaurant**

12.5m x 10.4m

Has a substantial corner frontage.



This large space has been fully refurbished in the past year including new wooden flooring, new restaurant tables and chairs, light fittings, décor, etc.

The restaurant is currently laid for around 80 although previously, with different configurations, this space has catered for around 120.



Half panelled walls and modern light create a great atmosphere.

The large frontage benefits from metal shutters that provide extra security when the business is not open.

To the corner of the restaurant there is a well fitted bar servery with the usual full range of equipment including electronic till, back bar refrigerator and coffee machine.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

**Commercial Kitchen**

'L' shaped  
6.8m x 6.0m (maximum)

The kitchen has stainless steel worktops, a range of refrigerators, valentine deep fat fryers, an imperial commercial six ring hob and oven, flat plate griddle and a range of other items.



There is a separate wash up area with double bowl sink unit, pass through dishwasher etc.

**Cold Store / Prep Room**

4.9m x 3.2m



With a quarry tiled floor, walk-in cold room, walk-in freezer, a range of other fridges and freezers, stainless steel encased ice machine and marble topped prep table.

Here there is a door leading outside with space for waste storage etc.

**Stairs to First Floor Landing**

2.5m x 3.6m

With newly carpeted floors, new light fittings and access to:

**Ladies and Gents WC**

3.6m x 1.8m

With baby changing area.

**Staffroom**

3.1m x 3.6m

With bay window (this could easily be a further bedroom).

**Store / Office**

2.6m x 3.1m

**Private Accommodation**

A 'T' shaped hallway leads to:

**Lounge**

4.6m x 3.6m

With bay window and tiled fireplace. This is a recently decorated room.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

**Private Kitchenette**

2.1m x 1.7m

With plumbing for automatic washing machine.

**Bathroom**

With white suite.

**Bedroom One**

2.6m x 3.6m

**Bedroom Two**

3.8m x 3.2m

With bay window.

**Bedroom Three**

4.3m x 3m (maximum)

With door leading outside.

**The Business**

Was completely refurbished by our clients last year.  
Ill health necessitates this sale.

**Tenure**

The property is subject to a ten-year lease with a current annual rent of £23,175.

Rent is set as follows:

Until July 2023 £23,175

Until July 2024 £23,870.25

Until July 2025 £24,586.36

Until July 2026 £25,324

Until July 2027 £25,324

On 31st July 2027 THERE WILL BE AN OPEN MARKET RENT REVIEW

Rent is payable monthly in advance.

One month's rent deposit is paid to the Landlord.

There is a requirement for a personal guarantee.

**Viewing and Further Information**

Strictly by appointment and under no circumstances must any approach be made directly to the business

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email: [bruce@sprosen.com](mailto:bruce@sprosen.com)