



A&F

Victoria Street, Burnham-on-Sea
£7,800 Per annum



**OPPORTUNITY TO RENT A RECEPTION AREA & 2 FURTHER OFFICES ON THE FIRST FLOOR,
ABOVE A BUSINESS PREMISES, CLOSE TO THE HEART OF THE TOWN CENTRE**

- RECEPTION OFFICE
- 2 FURTHER OFFICES
- MODERN HEATING & PREDOMINANTLY DOUBLE GLAZED

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First Floor Office Suite, 1 Victoria Street, Burnham-on-Sea, Somerset,

THE PROPERTY:

Reception Office and 2 Additional Offices - which have the benefit of modern heating and being virtually fully double glazed.

Access to the suite is shared with the ground floor business; also shared access to the Kitchen and Cloakroom.

Winding staircase gives access to:-

RECEPTION OFFICE:

Sash window, fluorescent strip light and two telephone points. Useful 6ft high shelved storage cupboards.

OFFICE: 16'9 x 12'0 max (5.11m x 3.66m max)

'Ascot' panel heater, television point, two telephone points and two fluorescent strip lights. Dual aspect double glazed windows, one with minor glimpse of Steart Island and the sea.

OFFICE: 16'0 x 9'2 max (4.88m x 2.79m max)

'Ascot' panel heater, two telephone points and two westerly facing double glazed windows.

GROUND FLOOR SHARED AMENITIES:

Accessed via the ground floor reception office and via a door with inner hall giving access to:-

L-SHAPED KITCHEN AREA:

Single drainer stainless steel sink unit with cupboards under and water heater over. Recess with shelving and space for refrigerator.

CLOAKROOM:

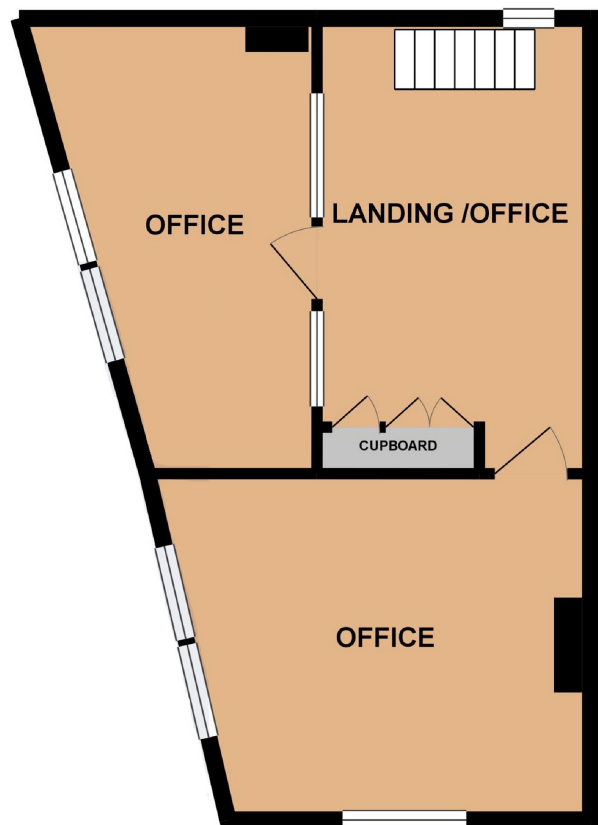
Low level WC and corner wash hand basin. Obscure glass double glazed window.

OUTGOINGS:

Rent: £7,800 per annum
Inclusive of Council Tax, Water Rates, Buildings Insurance and Broadband

NOTES:

24 hour access is permitted.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent.

For further information about the Consumer Protection from Unfair Trading Regulations 2008 see - <http://www.legislation.gov.uk/uksl/2008/12277/contents/made>