



Weston-super-Mare



Flagship leisure units available
1,820sq ft -6,280sq ft

Hartnell
Taylor Cook

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WRATHER
PROPERTY



Weston-super-Mare

A unique leisure destination

Weston-super-Mare is a significant seaside town in North Somerset, with a population of around 85,000 people. The town sits only 20 miles south west of Bristol and represents the strongest coastal centre in the region. The town is well served with transport communications, with junction 21 of the M5 motorway being approximately 4 miles from the town centre, a mainline railway station, and Bristol International Airport approximately 15 miles north east.

Dolphin Square, located a short distance from the seafront, is the town's prime leisure district and home to the main cinema, climbing and gym facilities, along with supporting bars and restaurants. Adjacent is a 380 space car park, a modern Premier Inn hotel and to the rear, the Town Hall with police and council offices.



Opportunities now exist to join this line up with units available from 1,820 sq ft to 6,280 sq ft, some with existing infrastructure suitable for restaurant use, albeit all options considered.



Key tenants include Cineworld, Nandos, Clip 'N' Climb, Anytime Fitness and Costa along with a significant All Star Sports Bar featuring bowling, escape rooms, karaoke, and other competitive leisure facilities alongside a full food and drink offering.

<p>Weston-super-Mare attracts over 5 million visitors per year</p>	<p>State of the art 8 screen multiplex cinema with 1,572 seats</p>	<p>Centrally located in the primary leisure district of Weston-super-Mare</p>
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Flexible Spaces

The proposed units will provide the following approximate gross internal areas.

UNIT 4	UNDER OFFER	
UNIT 5	3,006 sq ft	279.27 sq m
UNIT 6	3,274 sq ft	304.16 sq ft
UNIT 8	3,200 sq ft	297.29 sq ft
UNIT 10	2,566 sq ft	238.39 sq ft
UNIT 11	1,820 sq ft	169.08 sq ft

For larger requirements there is the possibility of combining units as follows:

UNIT 5 & 6	6,280 sq ft	583.64 sq m
UNIT 8 & 10	5,823 sq ft	541.17 sq m

Subject to Vacant Possession

FIRST FLOOR ENTRANCE:



A state of the art 8 screen multiplex cinema with 1,572 seats



A 24 hour 4,500 sq ft health and fitness club



Indoor climbing complex



Occupiers already trading at Dolphin Square include:



Nando's

COSTA

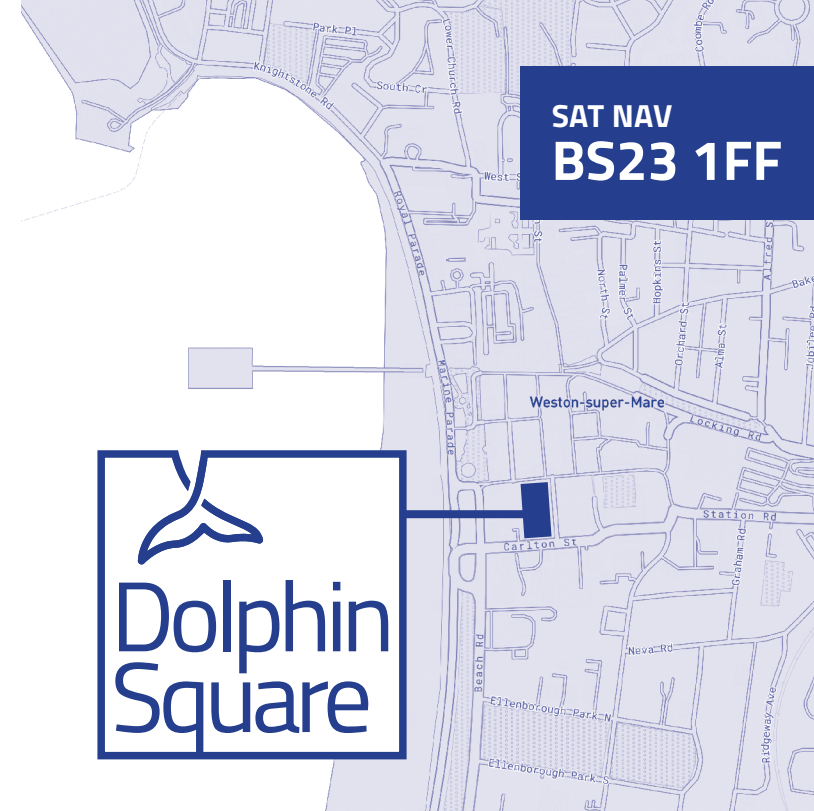
ALL STARS SPORTS BOWL



Dolphin Square is ideally situated for leisure businesses



Excellent Terms



SAT NAV
BS23 1FF



LEASE TERMS

Units are available by way of new effectively FRI leases via a service charge.

RENT

On application.

BUSINESS RATES

Units will need to be reassessed for rates upon completion/handover.

LEGAL COSTS

Each party to bear their own legal costs.

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