



Flavour

Hewish, Weston-super-Mare, Somerset, BS24 6RN

Tenure: Freehold £165,000

Leasehold Nil Premium

Ref: 96544

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Main road position close to popular seaside town & M5 motorway
- Ground floor lock-up unit
- Restaurant (40-50) and catering kitchen
- Off-road car parking
- Currently closed
- Available for sale or to let on a free-of-tie lease

Location

The property occupies a prominent position in Hewish, a small North Somerset hamlet situated approximately six miles east of Weston-super-Mare and conveniently close to junction 21 of the M5 motorway.

Hewish has a semi-rural setting yet enjoys easy access to major transport routes, Bristol Airport and the national motorway network. The locality is popular with both residents and visitors, and the area has a range of amenities and attractions such as Puxton Adventure Park, Mendip Activity Centre and The Helicopter Museum. The seaside attractions of Weston-super-Mare are within easy reach, as is the beautiful North Somerset countryside. Nearby villages include Puxton, Congresbury and Banwell.

Weston-super-Mare provides an extensive range of retail, hospitality and leisure facilities as well as a mainline railway station with direct services to Bristol, Exeter and London.

The property's strategic location close to the M5, combined with its proximity to established residential communities and popular tourist destinations, makes it well positioned to serve both local and passing trade.

The Property

Flavour is a ground floor lock-up unit with white rendered and colour-washed elevations beneath a pitched, pantile roof. The property is not Grade listed, nor does it lie within a Conservation Area. It is briefly described as follows:



Trade Areas

GROUND FLOOR

Front entrance off the A370 into a hallway, leading to the RECEPTION AREA.

TRADE KITCHEN with storage areas beyond.

To the right-hand side is a RESTAURANT AREA with seating for up to 50 customers.

Former LADIES' and GENTLEMEN'S TOILETS. *Note: these will need to be reinstated.*

External

Tarmacadam CAR PARK shared with the neighbouring commercial unit and the occupants of the residential flats above the premises. The car park has marked bays for up to 20 vehicles.

Note: At present there are storage containers in the car park which will be removed when a sale is agreed or a new tenant appointed.

The Business

The restaurant known as 'Flavour' is currently closed. It was not operated by our clients and therefore no historic trading information is available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

Ideally, our clients are seeking to appoint an enthusiastic, committed tenant to reopen the premises in a restaurant style of their choosing. However, our clients would also consider selling their freehold interest in the property.

Tenure & Price

FREEHOLD £165,000. SOLD WITH VACANT POSSESSION UPON COMPLETION

The premises are separated into three titles. Parts one and two are freehold with the third part being held on a virtual freehold title with a peppercorn rent.

Alternatively,

LEASEHOLD – NIL PREMIUM

Lease terms are on the following page.

An application pack will be issued to potential tenants and can be provided upon request.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

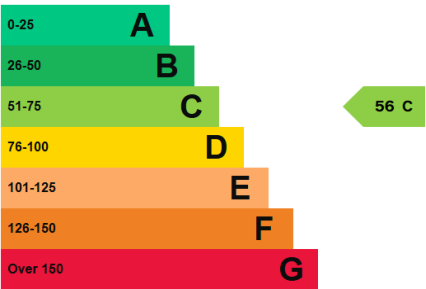
A Premises Licence will need to be applied for by the new Tenant.

Services

We understand all mains services are connected.

Rateable Value: £26,000 as at 1st April 2026.

Local Authority: North Somerset Council.



LEASEHOLD	Nil Premium
TERM	Up to 7 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to one months' rent in advance
RENT	£16,800 per annum, paid monthly in advance.
RENT REVIEW	Open to negotiation.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium rental payments



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.