

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

AUCTIONEERS

VALUERS

BLOCK MANAGEMENT



**112/114,
HIGH STREET,
WESTON-SUPER-MARE,
BS23 1HP**

Price: £175,000

13 & 15a WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk **post@stephenand.co.uk**

A long Established Licensed Bar and Eating Venue

Formerly arranged as Ground Floor Bar with 1st floor Themed Restaurant Offered with Full Vacant Possession.

Long Established PUBLIC HOUSE. This historic Public House is offered For Sale with Full Vacant Possession. Opposite Lloyds Bank and a few yards South of The Playhouse Theatre. The Winter Gardens, Sovereign Shopping Centre and High Street Shops are within 100 metres, Weston College, Grove Park and all central amenities close by. The Premises front a pedestrian area offering potential for tables to be placed thereon subject to Local Authority requirements.

The Premises comprise -

Ground Floor

Bar: 52.97 sq.m (570 sq.ft)

Kitchen/ Washup Area: 6.59 sq.m (71 sq.ft) with rear door to small yard area.

Ladies and Gents W.c's

Separate entrance and lobby also accessible from Ground Floor Bar to stairs leading to

First Floor Restaurant: 78.88 sq.m (849 sq.ft) overlooking the Street with full depth double glazed windows. Bar Area with fitted Bar.

Ladies and Gents W.C.'s

Fire Escape to Rear.

Licence: Formerly Full On Licence held with catering. Believed available subject to application to Licencing Authority.

Services: All mains services connected. Gas heating.

Tenure: Offered freehold with full vacant possession. Any remaining furnishings, fixtures, fittings and equipment included without warranty.

Rates: Rateable Value: Subject to reassessment.

E.P.C. Rating: 'C'

N.B.

Currently linked to the London Hotel at first floor level. Opening will be built in block with plaster skin finish if London Hotel sold separately.

Marketed in conjunction with SYDNEY PHILLIPS LTD, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.