

STEPHEN & CO.

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ESTATE AGENTS

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BLOCK MANAGEMENT

Established 1928



**11, MEADOW STREET,
WESTON-SUPER-MARE,
BS23 1QG**

Freehold Investment Opportunity

£195,000

13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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**The Property
Ombudsman**

Occupying a busy central location among a variety of commercial users just off the High Street and close to the Sea Front & Grand Pier.

Rare opportunity to purchase a Freehold Commercial Investment Property

A mid Terrace 3 storey property currently arranged as a ground floor shop with access to undeveloped upper floors with potential to create living accommodation (subject to obtaining any necessary consents).

The Whole is let on a Full Repairing and Insuring Lease, but the Tenant has indicated willingness to release the upper floors subject to negotiation.

Net internal Floor Areas:
Ground Floor: 38.37 sq.m (413 sq.ft)
First Floor: 36.79 sq.m. (396 sq.ft)
Second Floor: 35.95 sq.m (387 sq.ft)

The property is currently let on a 7 year full repairing and insuring lease from 29th September 2019 at a current rent of £13,250 per annum.

Rateable Value: £9,500

E.P.C. Rating: t.b.c.

N.B.: All figures are exclusive of V.A.T. where applicable.
All measurements are approximate.

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

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.