

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

AUCTIONEERS

VALUERS

BLOCK MANAGEMENT



**60/62, MEADOW STREET,
WESTON-SUPER-MARE, BS23 1QJ**

PRICE: £160,000

Investment Opportunity. Mid-Terrace mixed use property arranged as Two Lock Up Shops and a well presented 2 Bedroom First Floor Flat located in a central position among a variety of commercial users. The property is currently let and producing an income of £15,900 per annum (£1,325 per calendar month)

13 & 15a WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

www.stephenand.co.uk

post@stephenand.co.uk



The Property
Ombudsman

Accommodation:

(with approximate measurements)

60 Meadow Street

27'10 x 12'3 max (8.48m x 3.73m max)

An irregular shaped shop with frontage to Meadow Street with security shutter. Radiators. Access to:-

Office:

10'3 x 7' (3.12m x 2.13m)

Gas fired boiler providing central heating and hot water.

Door to:-

Rear Yard:

Doors to WC and to:-

Storeroom:

30' x 7' (9.14m x 2.13m)

Single drainer sink unit. Power and light. Rear pedestrian access.

62 Meadow Street:

35' x 9'10 max (10.67m x 3.00m max)

An irregular shaped shop with frontage to Meadow Street with security shutter. Door to WC.

First Floor Flat (62a):

Private Entrance to Hallway with internal staircase to First Floor Landing:

Lounge/Kitchen:

18'4 x 13' max (5.59m x 3.96m max)

Range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Fitted oven and hob with extractor hood over. 'Worcester' gas fired boiler providing central heating and hot water. Radiator. TV point. Door to Terrace.

Bedroom 1:

12'5 x 9' (3.78m x 2.74m)

Radiator.

Bedroom 2:

14'4 x 8'2 max (4.37m x 2.49m max)

Radiator.

Bathroom:

Panelled bath with mixer shower and screen over. Pedestal wash basin. Low level WC. Tiled splashback. Heated towel rail.

Tenancies:

60 Meadow Street - Let on a 5 year lease from 6th July 2021 at a rent of £4,500 rising to £5,400 per annum in year 2.

62 Meadow Street - Let on a licence expiring on 30th September 2021 at a rent of £300 per calendar month

62a Meadow Street - Let on an Assured Shorthold Tenancy at a rent of £650 per calendar month

Rateable Value:

60 - £3 950

62 - £2 900

62a - Council Tax Band A

EPC Ratings:

60 Meadow Street: 'B' (50)

62 Meadow Street: 'C' (60)

62a Meadow Street: 'C' (74)

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.