

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

**ESTATE AGENTS  
AUCTIONEERS  
VALUERS  
BLOCK MANAGEMENT**



**1, THE BOROUGH, WEDMORE, BS28 4EB**

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

**[www.stephenand.co.uk](http://www.stephenand.co.uk)**

**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



1 The Borough,  
Wedmore,  
BS28 4EB

Situated in the busy village of Wedmore amongst a variety of commercial and residential users a lock up shop.

Retail Area: 20.40 sq.m. (219 sq.ft) with laminate flooring and spot lights.

Kitchenette: 1.64 sq.m (17 sq.ft) with stainless steel single drainer unit.

Separate W.c. with sink.

Fire escape.

Tenure:

Offered by way of a new full repairing and insuring lease for a minimum suggested term of 5 years.

Rent:£6,500 p.a.x.

Rateable Value: £7,500

E.P.C. Rating: 'C'

N.B. All measurements are approximate.

All figures may be subject to V.A.T. where applicable.

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](http://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.. 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.