

STEPHEN & CO.]
Auctions
01934 - 621101

**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**77-79, GEORGE STREET,
WESTON-SUPER-MARE, BS23 3AT
FOR SALE BY PUBLIC AUCTION**

SOLD PRIOR TO AUCTION

13 Waterloo Street, Weston super Mare, BS23 1LA

www.stephenand.co.uk

post@stephenand.co.uk



A former Plumbing Warehouse with potential for re-development (subject to obtaining any necessary consents.) Situated amongst a variety residential and commercial users in a central position well placed for the Town Centre, Sea Front, Railway Station and other amenities. The site extends to approximately 0.15 acres including Warehouse, Rear Yard and Outbuildings.

Ground Floor

Warehouse: 293.33 sq.m (3157 sq.ft) comprising:

Reception Area leading to storage with racking 113.51 sq.m (1217 sq.ft), further small office: 3.74 sq.m (40 sq.ft).
with access to

Loading entrance with large doors 46.86 sq.m (504 sq.ft) leading to storage with a conveyor and stairs to the Mezzanine 44.64 sq.m (480 sq.ft)

Further Storage to the rear 88.68 sq.m (954 sq.ft)

First Floor Mezzanine: 304.92 sq.m (3282 sq.ft) including

Office 1: 7.14 sq.m (76 sq.ft)

Office 2: 8.6 sq.m (92 sq.ft)

Office 3: 44.15 sq.m (475 sq.ft)

Mezzanine Storage: 185.65 sq.m (1998 sq.ft) including a small storage cupboard, Kitchen with a stainless sink single drainer unit.
W.c with Sink

Outside:

Forecourt to the front of the premises providing parking for 4/5 cars.

Rear Yard with

Toilet block with 2 urinals, W.c and 2 sinks.

Boiler room: 7.89 sq.m (81 sq.ft)

Rear Barn: of brick construction with tiled roof.

Ground Floor: 60.34 sq.m (649 sq.ft)

External Stairs to First Floor: 28.15 sq.m (303 sq.ft) currently partitioned.

Tenure: Freehold

Rateable Value: £23,500

E.P.C. Rating: 'F'

N.B.: All measurements and areas are approximate.

All figures are exclusive of VAT where applicable.

Conditions of Sale:

From the Solicitors:-

Wards Solicitors

37 Boulevard

Weston super Mare

BS23 1PE

Ref: Bo Yee Fan

01934 413535

BoYee.Fan@wards.uk.com

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

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.