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Auctions
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**ESTATE AGENTS
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BLOCK MANAGEMENT**
Established 1928



**33, BAKER STREET,
WESTON-SUPER-MARE, BS23 3AD
FOR SALE BY PUBLIC AUCTION**

For Sale By Public Auction (subject to Reserve, Conditions of Sale and unless sold meanwhile) at Rookery Manor, Edingworth Road, Edingworth, Weston-super-Mare, BS24 0JB on Wednesday 15th July 2026 at 7:00pm

Guide Price: £70,000/£80,000

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

All purchasers will be required to pay the Auctioneers an administration fee of £900 including VAT and produce two forms of identification.

NB. Deposits can only be paid by Personal Cheque or Bank Transfer

13 Waterloo Street, Weston super Mare, BS23 1LA

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A Mixed Use Commercial Property comprising a Lock-Up Shop with 2 Bedroom Living Accommodation. The property is located in central level position amongst a variety of commercial users. Suitable for a variety of uses (subject to any necessary consents) the property requires modernisation throughout.

Accommodation:
(with approximate measurements)

Entrance:
Recessed entrance into Hallway with door to:-

Shop:
18'9 x 11' max (5.72m x 3.35m max)
Radiator. Telephone points.

Office:
12' x 7'7 max (3.66m x 2.31m max)
Radiator.

Kitchen:
12'7 x 11' max (3.84m x 3.35m max)
Base units with worksurfaces over. Single drainer stainless steel sink unit. 'Ideal' gas fired boiler providing central heating and hot water for the whole property. Radiator.

Cloakroom:
Low level WC and wash basin.

Living Accommodation:
Rear pedestrian access off Glebe Road into Rear Garden. Door to:-

Hall:
Kitchen:
8'6 x 5'8 (2.59m x 1.73m)

Bathroom:
Utility Room:
8'10 x 7'10 (2.69m x 2.39m)

Inner Hall:
Staircase to:-

First Floor Landing:
Lounge:
13' x 10'10 (3.96m x 3.30m)
Radiator
Bedroom 1:
12'10 x 10'10 (3.91m x 3.30m)
Radiator.

Bedroom 2:
8'4 x 7'10 (2.54m x 2.39m)
Radiator.

Bathroom:
Panelled bath. Low level WC. Wash basin.

Outside:
Rear Courtyard Garden with pedestrian access.

Tenure:
Freehold.

Outgoings:
Rateable Value: £4,300
Council Tax: Band A

Conditions of Sale:
From the Solicitors:-

Wards Solicitors
1-3 Alexandra Road
Clevedon
BS21 7QF

Ref: Heather Jones
heather.jones@wards.uk.com
01275 850470

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

