

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

AUCTIONEERS

VALUERS

BLOCK MANAGEMENT



**137 - 141, LOCKING ROAD,
WESTON-SUPER-MARE,
BS23 3ER**

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

www.stephenand.co.uk

post@stephenand.co.uk



**The Property
Ombudsman**

Situated on Locking Road a former Trade Counter/ Builders Merchants, located amongst residential properties.

Unit:

Overall Area: 287.61 sq.m (3095 sq.ft)

Currently divided into a trade counter shop with adjoining display area to the front of the premises. Pedestrian access via the front on both sides, with a further side entrance.

Separate W.C. with sink.

Rear Office: 7.49 sq.m (80 sq.ft)

Rear Unit: 131.69 sq.m (1417 sq.ft) with electric roller shutter door 3.4 m high x 5.7 m wide

Mezzanine Storage: 60.6 sq.m (652 sq.ft)

Services: Mains gas, water and drainage. 3 phase electricity.

Forecourt parking to the front of the premises.

Secure yard to the side of the premises.

Tenure: Assignment of the remaining term of the full repairing and insuring lease expiring 13th June 2029

Rent: £26,000 p.a.x. plus V.A.T. subject to review.

Rateable Value: £24,250

E.P.C. Rating: Ordered and to be confirmed.

N.B. All figures are exclusive of VAT where applicable.

All measurements and areas 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

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.