

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

AUCTIONEERS

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BLOCK MANAGEMENT



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

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

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**The Property
Ombudsman**

62 Meadow Street
Weston-super-Mare
BS23 1QJ

A mid-terraced Lock up Shop located amongst a variety of commercial and residential occupiers. A short walk for the High Street, Tesco's and the Railway Station beyond.

An irregular shaped shop approximately 3 m (9ft10) wide maximum by 10.67 m (35 ft) deep.

Frontage: 3.01 m (10 ft approx.)

Seperate W.c with sink to the rear.

Roller Shutter Door.

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

Rent: £3,600 p.a.x.

Rateable Value: £2025

Services: Mains drainage, water and electricity.

E.P.C. Rating: 'C'

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.

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