

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

AUCTIONEERS

VALUERS

BLOCK MANAGEMENT



**20,
BAKER STREET,
WESTON-SUPER-MARE,
BS23 3AE**

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

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**The Property
Ombudsman**

20 Baker Street
Weston-super-Mare
BS23 3AE

Situated in the Town Centre a short distance from the Railway Station and Tesco's Supermarket. Amongst a variety of commercial and residential premises.

A former Hair Salon which has operated for years.

Overall Area: 37.61 sq.m (596 sq.ft)

Shop: 46.04 sq.m (495 sq.ft) including 5 hair stations and 2 hair wash stations.

Separate boiler room

Treatment Room: 6.30 sq.m (67 sq.ft)

W.C. with Sink.

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

Rent: £7,800 p.a.x.

Rateable Value: £3,500

E.P.C. Rating: 'D'

N.B.: All figures are exclusive of VAT where applicable. All areas and measurements 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.