

STEPHEN & CO.
Auctions
01934 - 621101

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



**184-186, HIGH STREET, WORLE,
WESTON-SUPER-MARE, BS22 6JD
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 3rd December 2025 at 7:00pm

Guide Price: £175,000/£200,000

*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

www.stephenand.co.uk

post@stephenand.co.uk



Situated in Worle High Street amongst a variety of commercial users. A former Opticians with further First Floor accommodation with separate access, suitable for a variety of different uses including residential conversion of the First Floor (subject to obtaining any necessary consents). Vacant Possession of the ground floor shop at 184 and the whole first floor above 184 and 186.

184 High Street:
Ground Floor Only

60.66 sqm (652 sq ft) approximately including Shop. Offices. Kitchen and WCs

184/186 High Street:
Separate Access from High Street comprising the whole First Floor

172 sq m (1,860 sq ft) approximately with ground floor Hall and Office. Staircase to First Floor with a range of Offices.

Tenure:
Freehold, subject to the 99,999 year lease of the ground floor of 186 High Street

Rateable Value:
Subject to re-assessment.

EPC:
'E' (110)

Condition of Sale:
From the Solicitors:-

Berry Redmond & Gordon & Penney LLP
129a High Street
Worle
Weston super Mare
BS22 6HQ

Ref: Harvey West
01934 513963
harvey.west@brgplaw.co.uk

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.



Total area: approx. 241.6 sq. metres (2600.2 sq. feet)
Floor plans are for illustrative purposes only and are not to scale. While every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy. Plans produced using Planity.