

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

AUCTIONEERS

VALUERS

BLOCK MANAGEMENT

LADY TOP HAIR SHOP

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TO LET
STEPHEN & CO.
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**65,
ORCHARD STREET,
WESTON-SUPER-MARE,
BS23 1RJ**

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

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**The Property
Ombudsman**

65 Orchard Street,
Weston-super-Mare,
BS23 1RJ

Corner Retail Premises located just off the Boulevard in a Central Location.
Suitable for a variety of uses subject to the necessary consents.

Overall Area: 79.11 sq.m (851 sq.ft)

Retail Area: 69.52 sq.m (748 sq.ft) with stainless steel hand wash basin and electric water heater. Side access to Palmer Row

Storage: 4.8 sq.m (51 sq.ft) with stainless steel single drainer unit and electric water heater.

Rear Storage: 4.79 sq.m (51 sq.ft)

W.c with sink and electric water heater.

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

Rent: £6,500 p.a.x.

Rateable Value: £5,400.

E.P.C. Rating: 'D'

N.B. All figures are exclusive of v.a.t. where applicable.
All measurements are approximate.

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.

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