

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

AUCTIONEERS

VALUERS

BLOCK MANAGEMENT



**2 THE MART,
LOCKING ROAD,
WESTON-SUPER-MARE,
BS23 3DE**

BUSINESS UNAFFECTED

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

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**The Property
Ombudsman**

2 THE MART
LOCKING ROAD
WESTON-SUPER-MARE
BS23 3DE

INVESTMENT FOR SALE BUSINESS UNAFFECTED

Approx. Overall Ground Floor 760 ft² (70.60 m²)

Location: On the edge of Locking Road as part of a parade of shops close to Tesco's Supermarket and approximately 250 yards from the Railway station.

A GROUND SHOP WITH FIRST FLOOR OFFICES

Ground Floor Accommodation:

Double fronted aluminium shop front.

Shop:

33/2 x 20/6 (10.11 m x 6.24 m)

approx 650 ft² (60.39 m²)

Rear Storage:

10/11 x 10/0 (3.33 m x 3.04 m)

approx 110 ft² (10.22 m²).

Lobby to Kitchenette with stainless steel single drainer unit.

Ladies and Gents W.c. with wash basins.

Small storage cupboard and stairway to

First Floor Accommodation:

Office 1: 16/9 x 15/5 (258 ft²)

5.10 m x 4.69 m (23.97 m²).

Office 2: 16/5 x 11/0 (180 ft²)

4.99 m x 3.35 m (16.72 m²).

Office 3: 17/2 x 9/5 (158 ft²)

5.22 m x 2.81 m (14.68 m²).

Tenure: Freehold with the benefit of a full repairing and insuring lease initially for 6 years commencing in 2010 but currently holding over, at a rent of £7000 p.a.x.

Price: £135,000

Rateable Value: £3,700

E.P.C. Rating:'D'

Services: Mains electricity water and drainage.

N.B: Quoted 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.