

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS
AUCTIONEERS
VALUERS
BLOCK MANAGEMENT



**96,
DROVE ROAD,
WESTON-SUPER-MARE,
BS23 3NW**

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

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96 Drove Road,
Weston-super-Mare,
BS23 3NW

Situated amongst residential users a former accountants suitable for use as Retail or an Office located on Drove Road.

Overall Area: 119.81 sq.m (1289 sq.ft)

Ground Floor:

Retail Area: 64.1 sq.m (689 sq.ft) with suspended ceiling and carpet.

Frontage: 7.49 sq.m

Rear Office/ Storage: 16.29 sq.m (175 sq.ft) with access from shared yard leading to Parking.

Office: 15.81 sq.m (170 sq.ft)

Store: 4.90 sq.m (52 sq.ft)

Corridor to further access to yard with Vaillant Gas boiler

Kitchen: 2.46 sq.m (26 sq.ft)

Ladies W.c with sink

Male W.c with sink

Stairs to First Floor:

Office: 5.79sq.m (62 sq.ft)

Office: 6.12 sq.m (65 sq.ft) with store room 4.34 sq.m (46 sq.ft)

Services: Mains electricity, gas, water and drainage. Alarm.

Outside: Forecourt off Drove Road and secure parking for 2 cars adjacent to the building.

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

Rent: £10,000 p.a.x.

Rateable Value: £9,600

E.P.C. Rating: 'D'

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