

**STEPHEN & CO.**  
*Auctions*  
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**ESTATE AGENTS  
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Established 1928



**4/4A, HIGH STREET, WESTON-SUPER-MARE, BS23 1JF  
AND  
37/37A/37B, OXFORD STREET, WESTON SUPER MARE, BS23 1TN  
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 20th May 2026 at 7:00pm

Guide Price: £650,000/£750,000

\*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](http://www.stephenand.co.uk)**

**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



## INVESTMENT FOR SALE

Overall Income: £72,150

Overall Area: 1498.5 sq.m (16130 sq.ft)

Nationwide Building Society, 4/4a High Street,

Area: 222.5 sq.m (2395 sq.ft)

Held on a Full Repairing and Insuring Lease expiring May 2028.

Rent: £36,750 p.a.x.

Rateable Value: £27,750 (£36,750 from April 2026)

E.P.C. Rating: 'B'

Consol Tanning Studio, 37 Oxford Street,

Area: 214 sq.m (2300 sq.ft)

Contributory Full Repairing and Insuring lease for a term of 10 years from December 2025

Rent: £15,000 p.a.x.

Rateable Value: £22,000 (£33,000 from April 2026)

E.P.C. Rating: 'C'

The Loft Nightclub, 37A/B and Rear of 37A Oxford Street,

Area: 1062 sq.m (11431 sq.ft)

Holding over on a Full Repairing and Insuring Lease dated 22/5/15

Rent: £20,400 p.a.x. paid monthly in advance.

Rateable Value:

First Floor 37A/B: £57,500 (£64,000 from April 2026)

Rear of 37A Oxford Street.: £16,500 (£18,000 from April 2026)

E.P.C. Rating: 'B'

Tenants responsible for repairs subject to proportionate charge as appropriate.

Landlord Insures the premises and recovers by way of Insurance Rent.

Price: £775,000

Viewing strictly by appointment.

N.B.: All figures are exclusive of V.A.T. where applicable. Plans are for identification purposes only.

### Conditions of Sale:

From the Solicitors:-

R R Williams & Sons Solicitors  
Warwick House  
9 High Street  
Sutton Coldfield  
B72 1XP

Ref: Mr D Williams  
0121 354 7870  
mail@rrwilliams.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](http://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.

