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Established 1928



205, MILTON ROAD, WESTON-SUPER-MARE, BS22 8EF

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 2nd December 2026 at 7:00pm

Guide Price: £200,000/£250,000

***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. Further fees may be applicable and will be included in the Auction Pack

NB. Deposits can only be paid by Personal Cheque or Bank Transfer

13 Waterloo Street, Weston super Mare, BS23 1LA
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The Property Ombudsman

An Investment Opportunity comprising a Detached property arranged as a ground floor retail unit, currently used as a pharmacist, and a first floor flat. The property is let as a whole at an annual rent of £15,000 per annum. The property occupies a corner plot in Milton amongst a variety of commercial and residential users.

Accommodation:
(with approximate measurements)

The Property:
A Ground Floor Shop currently let as a Pharmacy with a self contained First Floor Flat.

Ground Floor:
Shop: 34.68 sq.m. (375 sq.ft) accessed via the forecourt with a ramp to the front door. Includes a Consultants Room, Air conditioning, suspended ceiling and stainless steel frontage.

Staff Room: 13.69 sq.m (147 sq.ft) with sink and storage units.

Dispensary Room: 12.49 sq.m (134 sq.ft) with separate built in cupboard.

Rear Storage: 8.66 sq.m (93 sq.ft) with air conditioning.

Store Cupboard: 1.42 sq.m (15 sq.ft)

W.C with sink and electric water heater.

Access to rear Garden.

Separate Garage: 21.93 sq.m (236 sq.ft)
Forecourt Parking

Self-contained 2 bed Flat:

Accessed to the side of the premises.

Lounge: 17.48 sq.m (188 sq.ft)
Bedroom: 14.06 sq.m (151 sq.ft)
Bedroom: 5.67 sq.m (85 sq.ft)
Kitchen: 15.96 sq.m (171 sq.ft) with stainless steel double sink unit.
Bathroom with bath and electric shower, sink and W.C.

E.P.C. Rating: Ground Floor Shop:'B'
First Floor Flat: Ordered and t.b.c.

Tenure::
Freehold. Currently held on a full repairing and insuring lease for 5 years dated 2024, with an annual break clause subject to 6 months prior written notice. which includes the Flat.
Rent: £15,000 p.a.x.

Outgoings:
Rateable Value: £4,900
Flat: Council Band C

Conditions of Sale:
From the Solicitors:-

Chubb Bullied
7 Market Place,
Wells,
BA5 2RJ

Ref: Alex Leeks
01749 233177
Alex_Leeks@chubb-bulleid.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.



