

**STEPHEN & CO.**  
*Auctions*  
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**ESTATE AGENTS  
VALUERS  
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BLOCK MANAGEMENT**  
Established 1928



**137, HIGH STREET,  
WESTON-SUPER-MARE, BS23 1HN  
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 6th May 2026 at 7:00pm

Guide Price: £80,000/£100,000

\*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)**



Located in a central location close to Grove Park and the Playhouse Theatre and amongst a variety of commercial and residential users.

Investment For Sale providing an Income of £8,600 p.a.x.

Overall Area: 154.06 sq.m (1658 sq.ft)

Ground Floor:

Front Office: 13.4 sq.m (144 sq.ft) with door to High Street

Office: 4.18 sq.m (45 sq.ft)

Rear Office: 13.11 sq.m (141 sq.ft) with access to rear Yard.

Disabled W.C and sink

Hallway with stairway to upper floors, with access from Grove Road.

First Floor:

Office: 5.64 sq.m (60 sq.ft)

Office: 17.94 sq.m (193 sq.ft) with Gas Boiler

Kitchen: 10.89 sq.m (117 sq.ft) with stainless steel single drainer unit and Cupboard: 2.41 sq.m (25 sq.ft)

Second Floor:

Training Room: 23.33 sq.m (251 sq.ft) with built in cupboards

Office: 9.08 sq.m (97 sq.ft)

Stairs to W.c and sink.

Rear Yard leading to

Out Building: 17.93 sq.m (193 sq.ft) with door to rear alley.

Tenure: Held on an effective full repairing and insuring lease until 2033 with an annual rent of £6,000 p.a.x.

Basement held on a separate Lease accessed by adjacent property.

Approximately 36.15 sq.m (389 sq.ft).

Tenure: Held on a lease ending 2041 with a current annual rent of £2,600 p.a.x.

Services: Mains water, drainage, electricity and gas.

Rateable Value: Subject to re-assessment

E.P.C. Rating: 'Ordered and to be confirmed'

**Conditions of Sale:**

From the Solicitors:-

Wards Solicitors

1-3 Alexandra Road

Clevedon

BS21 7QF

Ref: Heather Jones

heather.jones@wards.uk.com

01275 850470

**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.