



50 Birnbeck Road & 1a Upper Kewstoke Road, Weston-super-Mare, North Somerset, BS23 2EP



DAVID PLAISTER

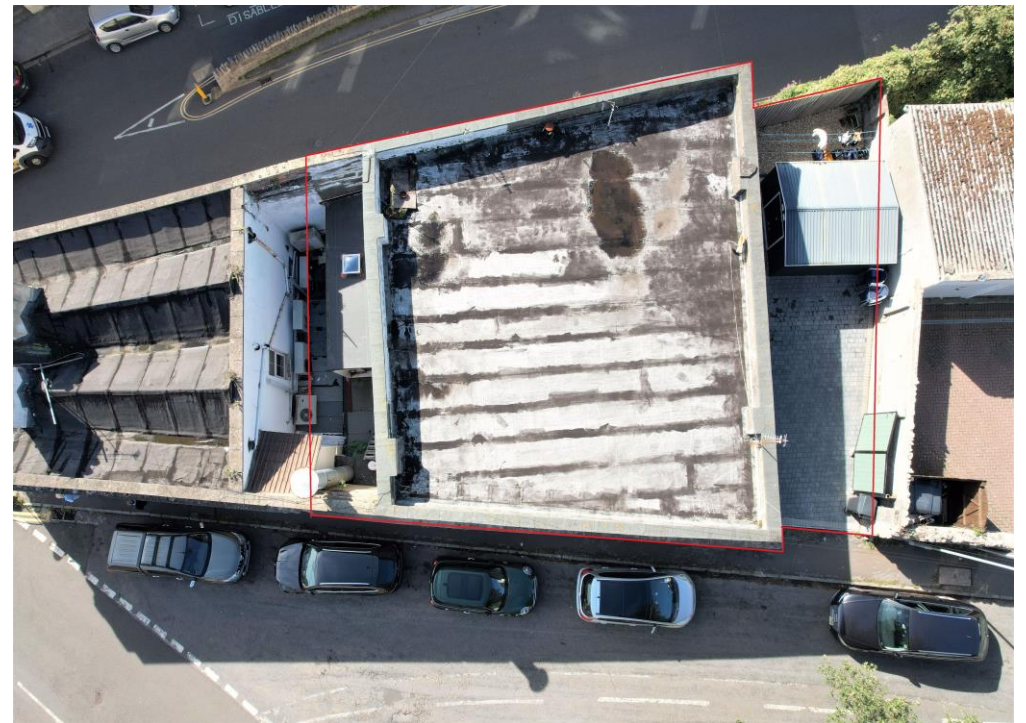
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

50 Birnbeck Road & 1a Upper Kewstoke Road, Weston-super-Mare, North Somerset, BS23 2EP

£320,000

A rare and exciting opportunity to acquire a mixed-use, two storey, freehold building, comprising a four bedroom residential apartment and former restaurant and takeaway premises. This mixed-use, two storey, freehold building presents an excellent opportunity for the investor, with superb potential to develop further subject to planning permission and building regulation approval. The hall floor apartment comprises a living/kitchen/dining room, cloakroom, storeroom, four bedrooms and two bathrooms, with a private entrance. The apartment is being sold with the tenant in situ. A new six month tenancy will be created upon completion with a monthly passing rent of £1000.00. The lower ground floor former restaurant and takeaway premises comprises a serving area, restaurant area, kitchen, two storerooms and W/C facilities and is sold as seen with all items included, including the kitchen equipment. The private courtyard garden is an added benefit. The property is excellently situated within reach of Weston-super-Mare's prolific seafront and local amenities. Residential EPC Rating E46, Council Tax Band B, Commercial EPC Rating C74. Business rates may apply. Please note the property is being sold as one Freehold title.

- A mixed use, two storey, freehold building
- A former restaurant and takeaway premises PLUS a four bedroom residential apartment with a private entrance
- Private courtyard garden
- Period property with characterful features
- Potential to develop further subject to planning permission and building regulation approval
- Within reach of Weston-super-Mare's prolific seafront and local amenities
- Sold with tenant in situ for the apartment on the hall floor
- Residential EPC Rating E46, Council Tax Band B, Commercial EPC Rating C74, Business Rates may apply





Accommodation

1A Upper Kewstoke Road

A hall floor, four bedroom apartment.

Entrance

Private timber entrance door accessed from Upper Kewstoke Road into hallway.

Hallway

Mostly laid to wood effect laminate flooring, doors to principal rooms, radiator, fitted storage shelving, ceiling light.

Cloakroom 8' 0" x 4' 3" (2.45m x 1.29m) Approximately

Low level W/C, wash hand basin and pedestal, ceiling light.

Living/Dining/Kitchen Room 15' 7" x 12' 2" (4.74m x 3.71m) Plus 11' 8" x 7' 11" (3.56m x 2.41m) Approximately

Flexible and open plan living area with wood effect laminate flooring, a range of wall and floor units with worktops over, composite sink and drainer, four ring induction hob with extraction hood over, eye level oven and microwave, space for American style fridge freezer and appliance, UPVC double glazed window, radiator, spotlight track and ceiling lights, opening with steps down to storage room.

Storeroom 11' 8" x 5' 9" (3.56m x 1.76m)

Timber door to flat roof area, skylight window, ceiling lights. Please note building regulation approval was not obtained for this room.

Bedroom One 14' 10" x 13' 0" (4.51m x 3.96m)

Wood effect laminate flooring, UPVC double glazed window, radiator, ceiling light.

Bathroom 11' 3" x 4' 0" (3.43m x 1.21m)

Low level W/C, panelled bath with shower attachment and electric shower and shower curtain over, ceiling light, wash hand basin.

Bedroom Two 13' 8" x 12' 4" (4.17m x 3.75m) Plus 3' 10" x 2' 3" (1.16m x 0.68m)

Wood effect laminate flooring, UPVC double glazed window, radiator, ceiling light.

Bedroom Three 14' 6" x 9' 7" (4.43m x 2.91m) Approximately

UPVC double glazed window, radiator, wood effect laminate flooring, ceiling light, door to en-suite.

En-suite Shower Room

Low level W/C, wash hand basin and pedestal, enclosed electric shower, extraction fan, ceiling light.

Bedroom Four 14' 7" x 7' 2" (4.44m x 2.19m)

Wood effect laminate flooring, UPVC double glazed window, radiator, ceiling light.



Bathroom 9' 6" x 5' 10" (2.89m x 1.79m)

Tile flooring and walls, low level W/C, 'P' shaped panelled bath with shower attachment and glass screen over, wash hand basin over vanity unit, heated towel rail, UPVC double glazed window, extraction fan, ceiling light.

Courtyard Garden Area

To the side of the property accessed via Upper Kewstoke Road, there is gated access leading to a block paved area enclosed by timber fencing and stone walling, a useful metal garden shed and an area laid to gravel.

50 Birnbeck Road

A lower ground floor former restaurant and takeaway premises accessed from Birnbeck Road.

Entrance

Timber door into vestibule area with tiled flooring and wall lighting, steps rising with timber door to serving area.

Serving Area 19' 7" x 13' 0" (5.97m x 3.95m)

UPVC double glazed window, partition wall with bar, serving counter, radiator, ceiling light, opening to kitchen area, storerooms and restaurant area, fire exit door also leads out onto Birnbeck Road. Please note there are temporary partition walls within this room.

Storeroom One 11' 1" x 3' 11" (3.39m x 1.20m) *Plus* 7' 3" x 3' 11" (2.20m x 1.19m)**Storeroom Two** 8' 5" x 5' 4" (2.57m x 1.63m) *Approximately*

Timber door to inner hallway.

Kitchen 14' 1" x 12' 3" (4.28m x 3.74m)

Tiled flooring, various kitchen equipment, extraction hood, stainless steel sinks and drainer, ceiling lights.

An inner hallway with tiled flooring, radiator and ceiling light leads you to the toilet facilities.

W/C Facilities

Separate ladies and gents toilets.

Restaurant Area *Approximately* 14' 11" x 13' 7" (4.55m x 4.13m) *Plus* 22' 3" x 14' 2" (6.78m x 4.31m)**Narrow Into** 13' 9" (4.20m)

Wood effect laminate flooring, double glazed window, radiator, ceiling grid tiles and ceiling lights.

Tenure

Freehold.

Services

Mains gas, electric, water, drainage. The boiler is shared between the lower ground floor and hall floor.

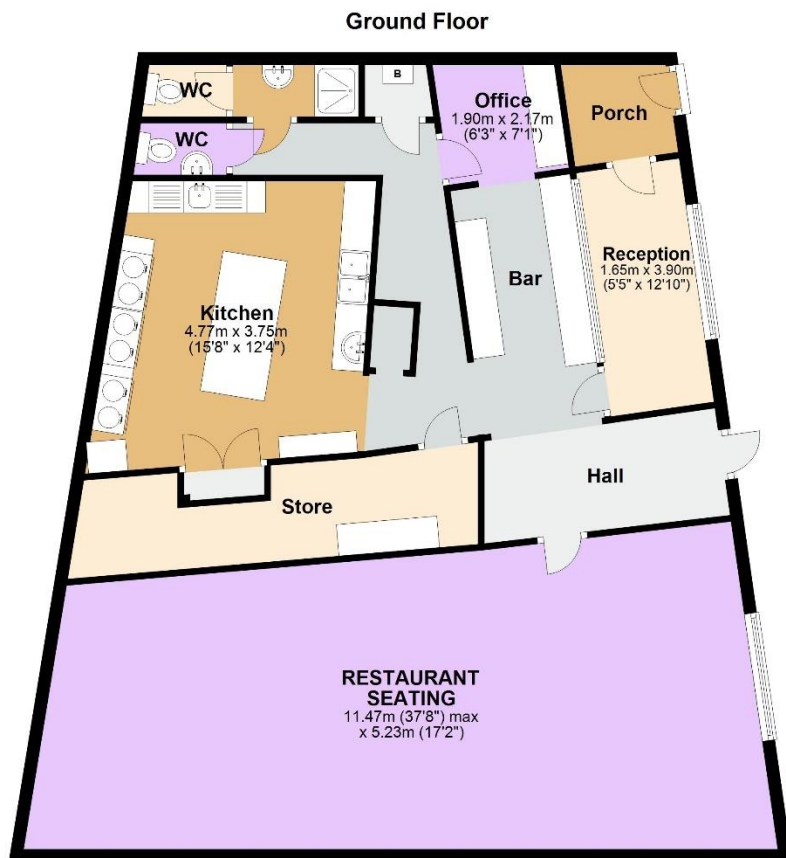
Please Note

The hall floor flat is being sold with tenant in situ. A new six month tenancy agreement will be created upon completion with a monthly passing rent of £1,000.00. The lower ground floor commercial unit is sold as seen with all items included, including the kitchen equipment.

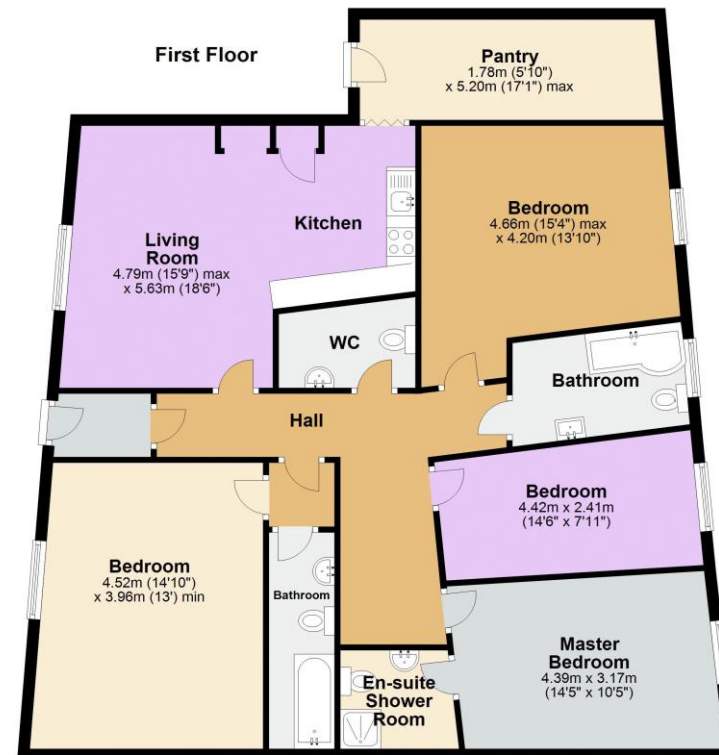






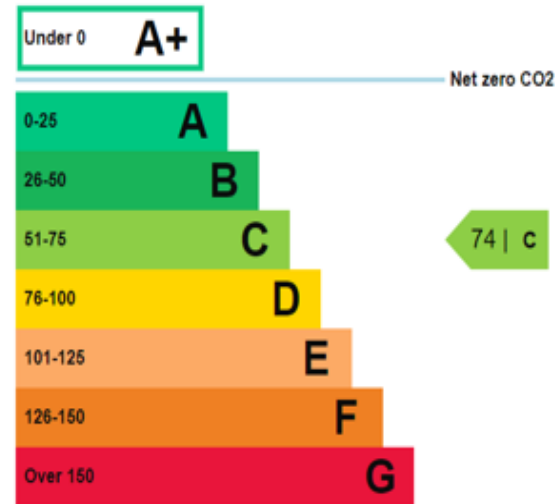
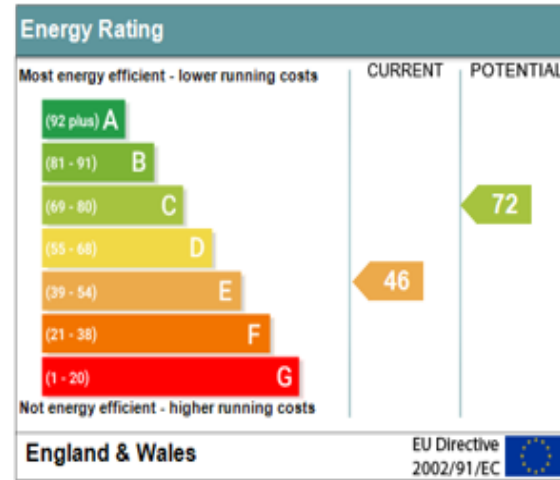


Total area: approx. 125.4 sq. metres (1350.2 sq. feet)



Total area: approx. 131.5 sq. metres (1416.0 sq. feet)

Address: 1a Upper Kewstoke Road, WESTON-SUPER-MARE, BS23 2EP
 RRN: 8632-4320-6209-0561-1296



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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