

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



**5, THE CENTRE,
WESTON-SUPER-MARE, BS23 1US
£225,000**



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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 **The Property
Ombudsman**

A Mixed Use Investment opportunity located within a Conservation Area in a central position opposite the Town Hall and close to the High Street, Sea Front, bus terminus and railway station. The property comprises a Lock Up Shop with 2 self contained flats over producing an income of £21,600 per annum.

Accommodation:

(with approximate measurements)

Shop:

Shop premises 540 sq (50.16 sq m) approximately including fitted Shop, Store Room and WC. Rear access.

First Floor Flat:

Rear access with external staircase to Balcony with further steps up to door leading to Hall with 'Worcester' gas fired boiler providing central heating and hot water. Lounge/Kitchen, Double Bedroom, Shower Room and WC.

Second Floor Flat:

Private Entrance with recessed Front door to Entrance Hall with staircase rising to Second Floor Landing with Store off with plumbing for a washing machine. Lounge/Kitchen with gas fired boiler providing central heating & hot water and a Balcony off overlooking The Centre towards the Town Hall. Double Bedroom, Bathroom & Separate WC.

Tenure:

Freehold

Tenancies:

Shop holding over on a contributory Full Repairing & Insuring lease at a rent of £7,200 per annum exclusive of rates.

First Floor Flat: Let on an Assured Shorthold Tenancy at a rent of £600 per calendar month

Second Floor Flat: Let on an Assured Shorthold Tenancy at a rent of £600 per calendar month

Total Income: £21,600 per annum

Outgoings:

Shop: Rateable Value £6,400

First Floor Flat: Council Tax Band A

Second Floor Flat: Council Tax Band A

EPC Ratings:

Shop: 'C' (68)

First Floor Flat: 'C' (72)

Second Floor Flat: 'D' (63)

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.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

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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. 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 obtain verification from their Solicitor. 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.



Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy. Plan produced using PlanIt360.