

STEPHEN & CO.
— CHARTERED SURVEYORS —
01934 - 621101

**ESTATE AGENTS
AUCTIONEERS
VALUERS
BLOCK MANAGEMENT**



**65C, SEVERN ROAD,
WESTON-SUPER-MARE,
BS23 1DR**

PRICE: £70,000

13 & 15a WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Located amongst a mix of commercial and residential users in the South Ward, approximately 1 mile from the Town Centre, Railway Station and other amenities. An Office premises requiring refurbishment and with great potential to create an excellent work space. The floor area extends to approximately 562 sq ft (52 sq m). There is also potential for residential conversion (subject to obtaining any necessary consents).

Accommodation:
(with approximate measurements)

Entrance
Double glazed door at the rear leading t:-

Office 1:
19'9 x 16'9 (6.02m x 5.11m)
Radiators. 'Worcester' gas fired boiler. Single drainer stainless steel sink unit with base units under. Access to loft space.

Shower Room:
Shower cubicle. Low level WC. Wash basin. Radiator.

Office 2:
14'4 x 12'3 (4.37m x 3.73m)
Fire surround. Radiator. Opening into:-

Store:
11'3 x 3'7 (3.43m x 1.09m)

Tenure:
Leasehold for an original term of 999 years.

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

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.

