

STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

**ESTATE AGENTS
AUCTIONEERS
VALUERS
BLOCK MANAGEMENT**



**4/4A, HIGH STREET,
WESTON-SUPER-MARE,
BS23 1JF**

**37/37A/B, OXFORD STREET,
WESTON-SUPER-MARE,
BS23 1TN**

Offers invited in excess of £850,000

13 & 15a WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



4/4A HIGH STREET, WESTON-SUPER-MARE, BS23 1JF
37 OXFORD STREET, WESTON-SUPER-MARE, BS23 1TN
FIRST FLOOR 37A/B, OXFORD STREET, WESTON-SUPER-MARE, BS23 1TN
REAR OF 37A, OXFORD STREET, WESTON-SUPER-MARE, BS23 1TN

INVESTMENT FOR SALE

Overall Income: £72,150

Overall Area: 1498.5 sq.m (16130 sq.ft)

Nationwide Building Society, 4/4a High Street,

Area: 222.5 sq.m (2395 sq.ft)

Held on a Full Repairing and Insuring Lease expiring May 2028.

Rent: £36,750 p.a.x.

Rateable Value: £27,750

E.P.C. Rating: 'B'

Consol Tanning Studio, 37 Oxford Street,

Area: 214 sq.m (2300 sq.ft)

Holding over on a Full Repairing and Insuring lease that expired 4/12/23

Rent: £15,000 p.a.x.

Rateable Value: £22,000

E.P.C. Rating: 'C'

The Loft Nightclub, 37A/B and Rear of 37A Oxford Street,

Area: 1062 sq.m (11431 sq.ft)

Holding over on a Full Repairing and Insuring Lease dated 22/5/15

Rent: £20,400 p.a.x. paid monthly in advance.

Rateable Value:

First Floor 37A/B: £57,500

Rear of 37A Oxford Street,: £16,500

E.P.C. Rating: 'B'

Tenants responsible for repairs subject to proportionate charge as appropriate.

Landlord Insures the premises and recovers by way of Insurance Rent.

Price: £775,000

Viewing strictly by appointment.

N.B.: All figures are exclusive of V.A.T. where applicable.

All measurements and areas are approximate.

Plan for identification purposes only.

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.. 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.

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

