

**STEPHEN & CO.**  
— CHARTERED SURVEYORS —  
**01934 - 621101**

**ESTATE AGENTS  
AUCTIONEERS  
VALUERS  
BLOCK MANAGEMENT**



**31A,  
NEW CHURCH ROAD,  
UPHILL,  
WESTON-SUPER-MARE,  
BS23 4UZ**

**13 & 15a 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)**



Uphill Haircraft,  
31a New Church Road,  
Uphill,  
Weston-super-Mare,  
BS23 4UZ

Situated in the village of Uphill close to Uphill Primary School and a short walk to the beach.

A former Hair Salon which has been in operation for decades.

#### FOR SALE WITH FULL VACANT POSSESSION

Overall Area: 39.03 sq.m (420 sq.ft)

Including:

3 sinks for hair washing, 4 hair dressing stations. Led Lights and Night storage heaters.

Kitchen: 1.95 sq.m (21 sq.ft) with a stainless steel single drainer unit.

W.c with sink and electric water heater.

Outside: Rear Yard accessed from the Salon and rear gate. Currently with a shed and greenhouse.

Price: £99,500

Rateable Value: £3,200

Services: Mains electricity, water and drainage.

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

N.b.: All figures quoted are exclusive of VAT where applicable.

All areas and measurements are approximate.

#### 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)

#### 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.