

STEPHEN & CO.
Auctions
01934 - 621101

**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**5, THE CENTRE,
WESTON-SUPER-MARE, BS23 1US
FOR SALE BY PUBLIC AUCTION**

For Sale By Public Auction (subject to Reserve, Conditions of Sale and unless sold meanwhile) at Rookery Manor, Edingworth Road, Edingworth, Weston-super-Mare, BS24 0JB on Wednesday 4th June 2025 at 7:00pm

Guide Price: £185,000/£215,000

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

All purchasers will be required to pay the Auctioneers an administration fee of £900 including VAT and produce two forms of identification. Further charges may be payable and will be detailed in the Auction Pack.

NB. Deposits can only be paid by Personal Cheque or Bank Transfer

13 Waterloo Street, Weston super Mare, BS23 1LA

www.stephenand.co.uk

post@stephenand.co.uk



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 £25,800 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 £750 pcm exclusive of rates.
First Floor Flat: Let on an Assured Shorthold Tenancy at a rent of £750 pcm
Second Floor Flat: Let on an Assured Shorthold Tenancy at a rent of £650 pcm

Total Income: £25,800 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)

Conditions of Sale:
From the Solicitors:-

Powells Solicitors
7-13 Oxford Street
Weston super Mare
BS23 1TE

Ref: Stephen Soper
01934 623501
soper@powellslaw.com

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

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.

