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*Auctions*  
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**22, WATERLOO STREET,  
WESTON-SUPER-MARE, BS23 1LN  
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: £200,000/£220,000

\*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](http://www.stephenand.co.uk)**

**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



A former Cafe with First and Second Floor Maisonette over. Further Barn to the rear with separate access which is currently tenanted. Located just off the High Street close to Lloyds Bank and the Sovereign Shopping Centre. A short walk to the Sea Front.

**Accommodation:**  
(with approximate measurements)

**Shop:**  
33'10 x 14'4 max (10.31m x 4.37m max)

**Kitchen:**  
11'9 x 7'2 (3.58m x 2.18m)

**Inner Hall:**  
WC off. Rear access.

**Maisonette:**  
Separate access from Waterloo Street with Hallway and internal staircase to First Floor.

**Landing:**  
Radiator. Staircase to Second Floor. Cloakroom off with WC.

**Lounge:**  
15' x 14'4 (4.57m x 4.37m)  
Fire surround. Radiator. Telephone point.

**Kitchen:**  
13' x 8'8 (3.96m x 2.64m)  
Wall and base units. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Breakfast bar. Tiled splashback. 'Baxi' gas fired boiler. Understairs cupboard.

**Second Floor Landing:**

**Bedroom 1:**  
15' x 11'10 (4.57m x 3.61m)  
Radiator. Shower cubicle.

**Bedroom 2:**  
12'9 x 7' max (3.89m x 2.13m max)  
Radiator.

**Bathroom:**  
Panelled bath. Low level WC. Wash basin. Radiator.

**Former Barn:**  
Rear two-storey Barn currently let to North Somerset Council on a short term agreement at £1500 p.a.x.:  
Ground Floor: 22.11 sq.m (238 sq.ft) with stairs to  
First Floor: 23.22 sq.m (250 sq.ft)

**Outgoings:**  
Rateable Value (Shop): £5,400  
Council Tax (Flat): Band A  
Barn: TBC

**Tenure:**  
Freehold

**EPC Ratings:**  
Shop: 'C' (54)  
Flat: 'C' (70)

**Conditions of Sale:**  
From the Solicitor:-

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

Ref: Stephen Soper  
01934 623501  
soper@powellslaw.com

**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://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](http://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.

