

STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



**27, ALEXANDRA PARADE,
WESTON SUPER MARE, BS23 1QX
£1,100,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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****Excellent Investment Opportunity****

Substantial corner property currently operating as an HMO comprising 14 En Suite Bedrooms plus a 1 Bedroom Flat and Store with potential to create further accommodation (subject to obtaining any necessary consents) The property is located in a central position close to the High Street, Sea Front, Railway Station and Bus Terminus. The property has gas central heating and double glazing.

Accommodation:

Ground Floor with separate access from Alexandra Parade. 8 En Suite Letting Rooms, Communal Lounge and Kitchen. Utility Room.

First Floor with separate access from Alexandra Parade. 6 En Suite Letting Rooms, Communal Lounge and Kitchen. Utility Room.

1 Bedroom Flat with access from Alma Street

Store with potential to create further accommodation (subject to obtaining any necessary consents).

Tenure:

Freehold.

Council Tax:

Band F

EPC Ratings:

27a (Top Floor): 'C' (74)

27B (Ground Floor): 'C' (76)

27B (Ground Floor): 'C' (72)

27C (Flat): 'C' (73)

Income:

The premises are let and producing an income of £111,205 per annum

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.