

STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



**1, BOULEVARD,
WESTON-SUPER-MARE, BS23 1NN
£215,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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 **The Property
Ombudsman**

1 Boulevard
Weston-super-Mare
BS23 1NN

**INVESTMENT FOR SALE
BUSINESS UNAFFECTED**

Situated opposite the Town Council Offices, Tesco's Express and close to First Bus amongst a number of other commercial users. Within approx 150 metres of High Street and Town Square, with Beach beyond. Including Estate Agents and offices.

Currently operating as a long established Restaurant.

Ground Floor: 73.89 sq.m (795 sq.ft) approx. comprising of seating area for approx 20, Kitchen, prep area and Disabled W.c.

Additional seating to paved forecourt for 16

First Floor: 42.71 sq.m. (459 sq.ft) approx. comprising of 2 additional seating areas for a further 20 to 30 seats, and separate Male and Female W.c.'s

Second Floor: 41.37 sq.m (445 sq.ft) approx. comprising staff room and office.

Tenure Freehold subject to and with the benefit of a full repairing and insuring lease from 2022 for a term of 5 years at a current

Rent of £12,000 p.a.x.

Rateable Value: £9,400

E.P.C. Rating: 'C'

Price: £215,000

N.B.: All measurements and areas are approximate. All figures are subject to VAT where applicable.

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

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.