

STEPHEN & CO.
Auctions
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**HEADLEY HOUSE, 202/204, HIGH STREET, WORLE,
WESTON SUPER MARE, BS22 6JE
FOR SALE BY PUBLIC AUCTION**

For Sale By Public Auction (subject to Reserve and Conditions of Sale) at Rookery Manor, Edingworth Road, Edingworth, Weston-super-Mare, BS24 0JB on Wednesday 3rd December 2025 at 7:00pm

Guide Price: £200,000/£250,000

*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

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Investment Opportunity comprising two shops with upper floors currently let and producing an annual income of £21,500

202 High Street

Overall Area: 80.74 sq.m (869 sq.ft)

Ground Floor Shop: 27.05 sq.m (291 sq.ft)

Kitchen: 5.98 sq.m (64 sq.ft)

W.C.

Stairs from hallway to

First Floor:

Room 1: 12.48 sq.m (134 sq.ft)

Room 2: 13.65 sq.m (146 sq.ft)

Room 3: 9.28 sq.m (99 sq.ft)

Room 4: 12.3 sq.m (132 sq.ft)

W.C

Tenure: Held on an effective full repairing and insuring lease from 1st November 2014 until 31st October 2026.

Rent: £13,000 p.a.x

Rateable Value: £5,900

E.P.C. Rating: 'D'

204 High Street

Overall Area: 28.84 sq.m (310 sq.ft)

Ground Floor Shop: 19.04 sq.m (204 sq.ft)

Kitchen: 2.4 sq.m (25 sq.ft)

Staff Room: 7.4 sq.m (79sq.ft)

W.C.

Tenure: Held on an effective full repairing and insuring lease from 1st November 2014 until 31st October 2026.

Rent: £8,500 p.a.x

Rateable Value: £4,900

E.P.C. Rating: 'C'

Outside 3 parking spaces to the rear.

N.B.: All figures are exclusive of V.A.T. where applicable. All measurements and areas are approximate.

Conditions of Sale:

From the Solicitors:-

Wansbroughs
Northgate House
Devizes
SN10 1JX

Ref: Alasdair Kirkpatrick
01380 733300
alsadair.kirkpatrick@wansbroughs.com

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.

