



1 JUBILEE ROAD, MULTI USE SITE

ASKING PRICE OF £450,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- MIXED USE BUILDING
- TWO COMMERCIAL UNITS
- TWO APARTMENTS
- INSTANT INCOME POTENTIAL
- FREEHOLD PROPERTY

1 JUBILEE ROAD, BS23 3AW



UNIQUE MIXED-USE INVESTMENT OPPORTUNITY IN A PROMINENT TOWN LOCATION

Positioned between Jubilee Road and Locking Road, this substantial mixed-use building represents a rare opportunity to acquire an established commercial premises with additional residential income, all within a well-connected and highly accessible part of Weston-super-Mare.

Currently operating as a mechanic's workshop and a separate valeting business, the property benefits from access from both roads, with the valeting premises entered via Locking Road. The workshop provides approximately 125 sq m of workspace and is further served by an office, kitchen, and WC facilities.

The valeting unit is advised to offer similar ancillary facilities and benefits from an approximate shop floor area of 70 sq m.

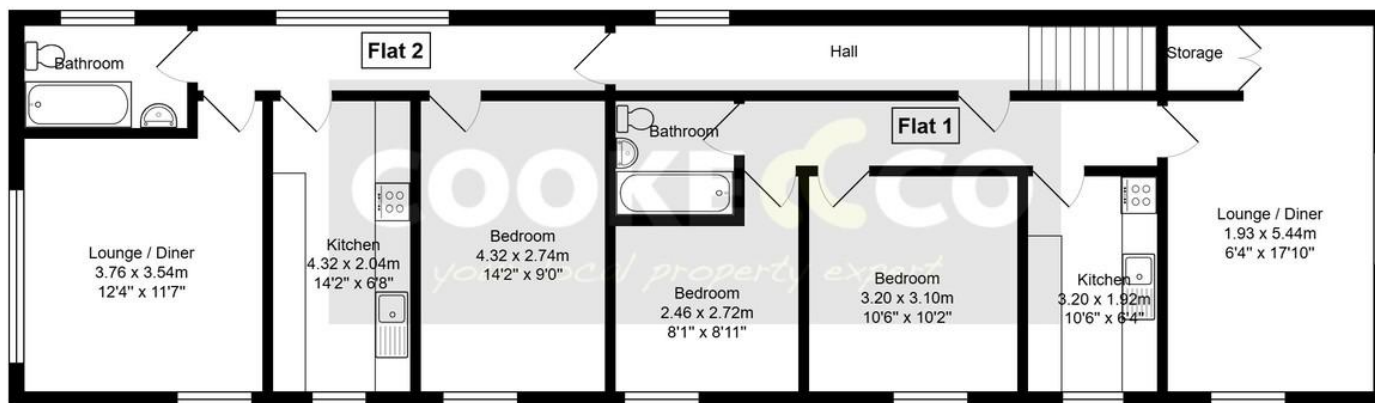
Above the Jubilee Road garage are two self-contained apartments, both currently occupied by tenants in situ, although this may be open to negotiation. The residential accommodation currently generates a combined rental income of £1,300 per calendar month (£650 pcm per apartment), providing an additional income stream alongside the commercial elements.

A floorplan of the residential accommodation has been provided.

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Council Tax:
Band A x2
Local Authority:
Nort Somerset Council



First Floor



Ground Floor

Total Area: 114.2 m² ... 1229 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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