

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

AUCTIONEERS

VALUERS

BLOCK MANAGEMENT



**7, MEADOW STREET,
WESTON-SUPER-MARE,
BS23 1QG**

13 & 15a WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**The Property
Ombudsman**

7 MEADOW STREET
WESTON-SUPER-MARE
BS23 1QG

Situation: Centrally situated, close to the High Street, amongst a variety of retail users, close to HSBC Bank, Palmers Butchers, Caboodle and Superdrug.

Description: A lock up Shop with first & second floor storage, suitable for a variety of
RETAIL

OR CATERING USES

(subject to necessary consents).

The premises comprise with approximate measurements.

Shop Effective sales area, approximately 39.76 m² (428 ft²). Security shutter.

First Floor Storage:

Approximate area: 32.70 m² (352 ft²).

Ladies and Gents W.c's

Second Floor Storage / Office:

Approximate Area: 41.62 m² (448 ft²).

Outside: There is rear access available via a shared accessway.

Services: Mains Electricity, Water, Drainage.

Rateable Value: Currently £10,000 reducing to £9,300 in April 2026.

Tenure: Freehold.

Price: £225,000

E.P.C. Rating: 'D'

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

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.