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Property Consultants

maggs
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commercial



56 Meadow Street, Weston Super Mare, BS23 1QJ

£139,950

****Busy Trading Location**** Opportunity to purchase this two storey shop in a great location in Weston Super Mare town centre. Offering just under 1,000sqft on the ground floor and additional space on the upper floor (previously used as a flat). Currently trading as a fancy dress shop to be sold with vacant possession.



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DESCRIPTION

Two storey commercial property currently arranged as retail to the ground floor with auxiliary above. The first floor benefits from independent access and toilet/kitchen facilities. Our client informs us the first floor was previously used as a flat. To be sold with vacant possession.

LOCATION

The property is situated on Meadow Street in Weston Super Mare in a varied parade of shops in the town centre just a short stroll to the sea front.

BUSINESS RATES

To be confirmed.

USE CLASS

We understand the property is currently used as an A1 retail basis with auxiliary/storage above although the first floor was previously used as a self contained flat.

ENERGY PERFORMANCE CERTIFICATE

Rating: C.

VAT

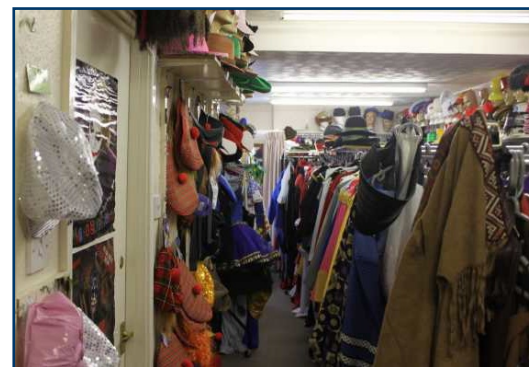
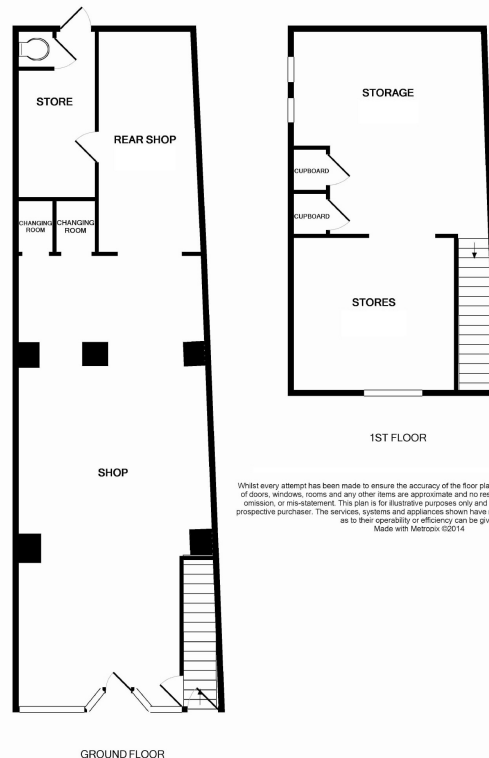
All figures quoted are exclusive of vat unless otherwise stated.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2006, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

VIEWING

Strictly by appointment with Maggs & Allen.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

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. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.

