Lot 4

26 Waterloo Street, Weston-super-Mare, Somerset BS23 1LN

***Guide: £250,000+**
Shop & 4 Flats (2 let on periodics and 2 sold-off)
Gross Yield 13%
8 week completion



SITUATION

Located close to the junction with Longton Grove Road in this attractive retail parade in the town centre, close to the Sea Front, with nearby multiple retailers such as **Tesco Express**, **The Salvation Army**, **Haart** and **Cash Generator** and a variety of independent retailers.
Weston-super-Mare is a busy resort town some 21 miles south-west of Bristol and 33 miles west of Bath and being approx. 5 miles to the M5 (Junction 21).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **4 Self-Contained Flats** on the first and second floors.

Note: Refer to the Auctioneers for the video tour of Flats 1 and 3.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'0" Area Approx. 662 sq ft WC	**J. I. Mohammad (t/a Metro Market – Vape Shop)**	5 years from 18th August 2026	£12,000	IRI **£3,000 Rent Deposit held.**
Flat 1 (First Floor)	1 Bedroom, Open Plan Living Room/Kitchen, Shower/WC	**Individual(s)**	Periodic Tenancy	£10,200	
Flat 2 (First Floor)	Not inspected	**Individual(s)**	999 years from 29th September 1982	£10	Effectively FRI
Flat 3 (Second Floor)	1 Bedroom, Open Plan Living Room/Kitchen, Shower/WC	**Individual(s)**	Periodic Tenancy	£10,200	**£980 Rent Deposit held.**
Flat 4 (Second Floor)	Not inspected	**Individual(s)**	999 years from 29th September 1982	£10	Effectively FRI
				Total: £32,420	

[1]Not inspected by Barnett Ross. Area taken from VOA.









Shop



Flat 1



Flat 3

Plan not to scale and for identification purposes only.

£32,420 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors
Bude Nathan Iwanier LLP
Tel: 020 8458 5656 Ref: Chaim Weiss
Email: cweiss@bnilaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**