



57 & 57a Severn Road, Weston-super-Mare, North Somerset, BS23 1DR



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£220,000

This mixed use, mid-terrace property comprises a maisonette style commercial unit which is currently occupied by the existing owner and is used as a well-presented office space. In addition to the commercial premises there is a first floor, two bedroom apartment with its own private entrance, in need of refurbishment. Concluding this freehold property is a former double garage which is in need of repair. An excellent investment prospect, viewing is highly recommended. Severn Road is located within easy reach of the town centre and shares all the amenities associated with a busy seaside town with a selection of shopping, leisure and school facilities close to hand. For the commuter Junction 21 provides easy access to the M5 and from there to most major towns and cities. There is a mainline train station providing fast, easy access to all major parts of the country. Bristol International Airport is approximately a thirty-minute drive away and a regular bus service provides access to most areas of the town and outlying districts. Commercial EPC Rating E108, Residential EPC Rating D55, Council Tax Band A.

- A mixed use, freehold, mid-terrace property
- Maisonette style commercial unit, owner occupied, used as well-presented office areas
- First floor, two bedroom apartment with its own private entrance, in need of refurbishment
- Within reach of local amenities and Weston seafront
- Rear parking area
- A former double garage in need of repair



Accommodation

Ground Floor Offices

As you approach the property, there is an aluminium double glazed entrance door and timber framed single glazed window into reception/office one.

Reception Area/Office One

Opening to rear office rooms, radiator, gridded ceiling tiles and ceiling lights.

Office Two

UPVC double glazed fixed window, opening to rear office, radiator, gridded ceiling tiles and ceiling lights.

Rear Office

UPVC double glazed window, radiator, ceiling lights, opening to rear hallway.

Rear Hallway

UPVC door to rear parking area, opening to kitchen and W/C facilities, UPVC double glazed window, radiator, under stairs storage cupboard, stairs rising to first floor office space, ceiling light.

Kitchen Area

Wood effect laminate flooring, wall and floor units with a stainless steel sink and drainer, radiator, door to cloakroom, extraction fan, ceiling light.

Cloakroom

Low level W/C, radiator, wash hand basin, extraction fan, ceiling light.

First Floor Office

UPVC double glazed windows, radiators, ceiling lights.

First Floor Apartment

Entrance

Timber framed single glazed entrance door into hallway.

Hallway

Stairs rising from entrance hallway to first floor landing, ceiling light.

Landing

Doors to first floor rooms, ceiling light.

Living Room

UPVC double glazed window, coved ceiling, ceiling light.

Bedroom One

Single glazed timber framed window, ceiling light.

Bathroom

Low level W/C, panel bath, wash hand basin, timber framed single glazed window, ceiling light.

Bedroom Two

Timber framed, single glazed window, ceiling light.

Kitchen/Breakfast Room

High level window, wall and floor units, sink, ceiling light.

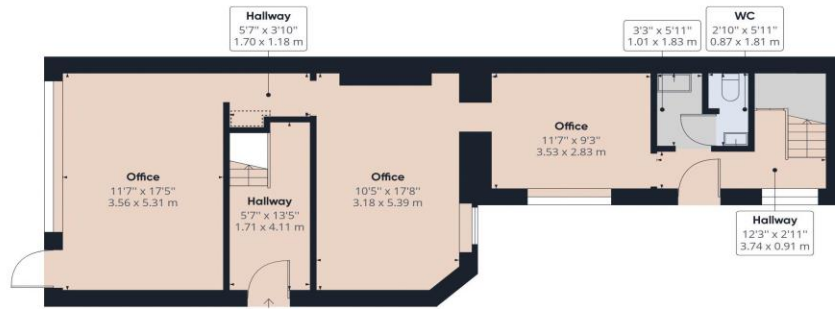
Tenure

Freehold.

Services

Mains gas, electricity, water and drainage.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1501.68 ft²
139.51 m²

Reduced headroom

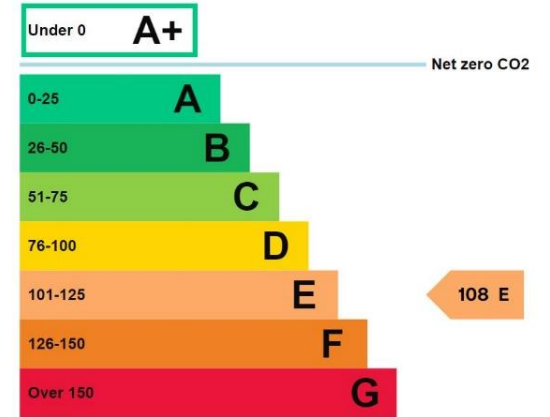
2.68 ft²
0.25 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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 a 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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