



**DAVID PLAISTER**

PROPERTY AGENTS · SALES & LETTINGS · AUCTIONEERS

**14 West Street,  
Weston-super-Mare, BS23 1JT**

**£240,000**

**(Freehold including fixtures & fittings)**

A unique and rare opportunity to purchase one of the town's former most prestigious and long-established food and beverage, freehold, mixed commercial residential property. Weston-super-Mare is the largest town in North Somerset with a population of over 77,000. The town is set to grow further through a mixture of residential and commercial development during the forthcoming years. This food and beverage outlet is immaculately presented and ideally situated just off the town's main High Street, in the popular Grove Park Village. With the Ofsted Outstanding and ever-expanding Weston College on the doorstep this is the perfect spot to catch the lunch-time trade. Weston's busy Seafront Promenade and the Grand Pier are also close by. With a first class reputation, five star food and hygiene rating and loyal customer base, this is an opportunity not to be missed. Fully equipped to an exacting high standard, including all fixtures and fittings. The property is well presented throughout with a two-bedroom apartment on the first floor. This is a great investment opportunity or of course, a home and income. Commercial EPC rating C62 Residential EPC rating D63.



- Ideally situated, just off the town's main High Street
- Immaculately presented throughout
- Ground floor food and beverage outlet plus a two bedroom apartment over
- Freehold, mixed commercial and residential property
- Great investment opportunity or home and income
- Please Note: The business is not being sold

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## ACCOMMODATION

### Ground floor former food and beverage outlet

#### Main Trading Area 30' 5" x 11' 1" (9.27m x 3.38m)

A super mixed use area, presented to an exacting high standard. Air conditioning unit and opening to food preparation/kitchen area.

#### Food Preparation Area 14' 7" x 14' 7" (4.45m x 4.44m)

Again a very flexible area with internal cold store and storage area, wash hand basin, vinyl flooring, air conditioning unit, opening to office space and cooking/washing area.

#### Cooking and Washing Area 16' 7" x 8' 0" (5.06m x 2.43m)

A spotless area with an extensive range of cooking and washing equipment (not included). Six burner gas hob with commercial extraction hood over, additional storage space.

#### Office Area 16' 3" x 7' 9" (4.95m x 2.36m)

Open plan office space with built in office work station, door to store and further walk in storage. Doors to cloakroom and rear yard, vinyl flooring throughout.

#### Cloakroom

Low level W/C, wash hand basin, wall mounted gas fired boiler and controls.

#### Walk in Cupboard 8' 3" x 7' 3" (2.51m x 2.21m) (internal room)

Radiator and shelving units.

#### Outside (Rear)

Unloading area, external flight to first floor apartment.

#### First Floor Apartment

(Tenant terms are available to progressing applicants). Great location within reach of town centre, Grove Park and seafront. Two bedrooms, spacious accommodation and nicely presented throughout.

#### Entrance

External stair flight rising to first floor entrance door, entrance vestibule with second door to hallway.

#### Hallway

Doors to all rooms, access to roof space, radiator.

#### Kitchen 12' 7" x 8' 3" (3.83m x 2.52m)

Range of wall and floor units with timber work surfaces and tiled splash back over, stainless steel sink and drainer, inset four ring gas hob with oven under and canopy type extraction hood over. Space and plumbing for appliance and fridge/freezer. Wall mounted gas fired boiler and controls, timber framed, single glazed sliding sash window to rear of the property, vinyl flooring, door to walk in pantry.

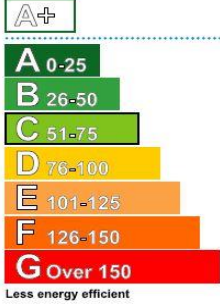


# Ground Floor

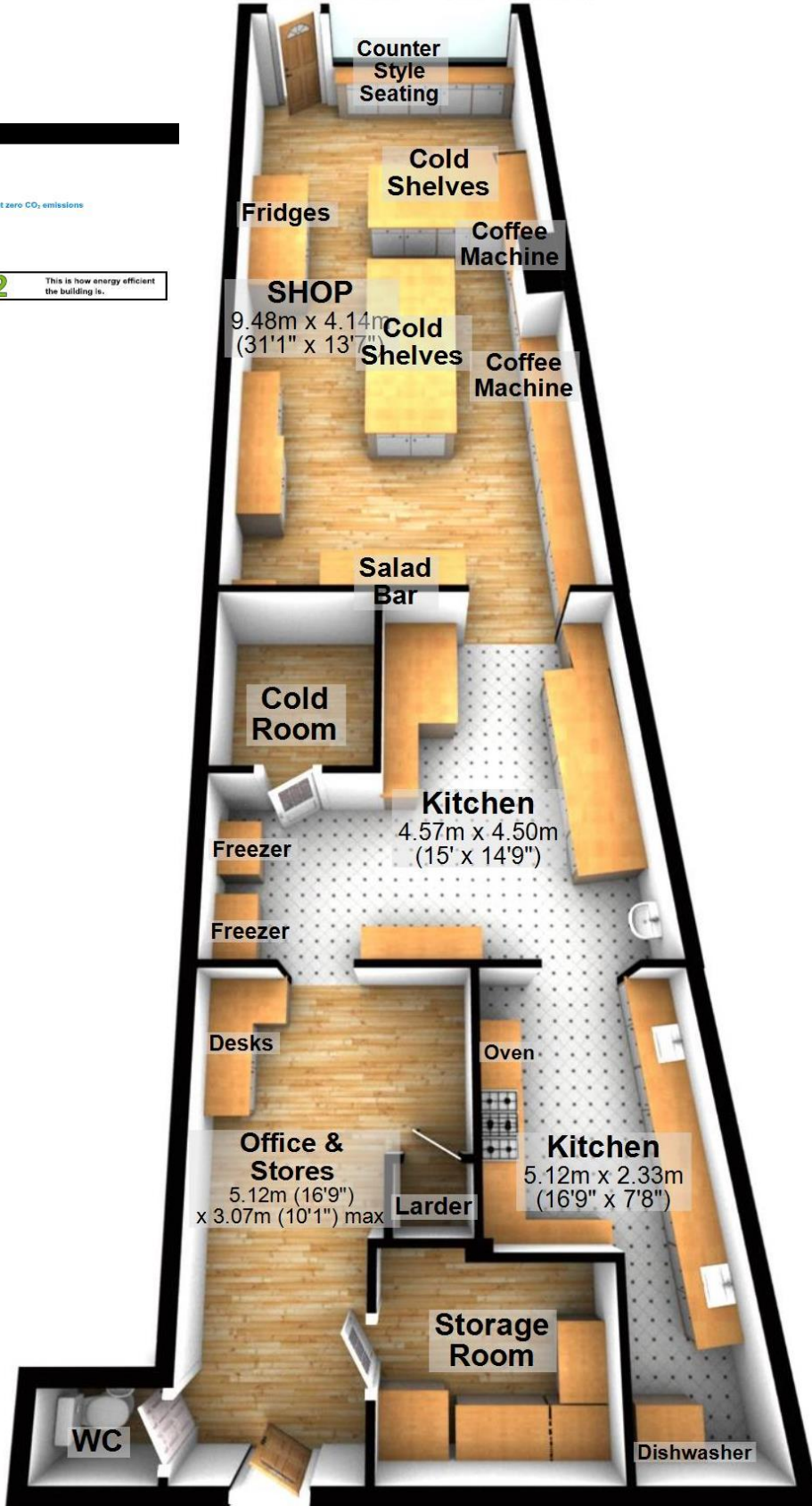
Approx. 98.9 sq. metres (1064.4 sq. feet)

## Energy Performance Asset Rating

More energy efficient



◀ 62 This is how energy efficient the building is.



Total area: approx. 98.9 sq. metres (1064.4 sq. feet)

**Bathroom 8' 0" x 5' 1" (2.45m x 1.54m)**

Panel bath with mixer tap and shower hose attachment over, low level W/C, pedestal wash hand basin, tiled walls, vinyl flooring.

**Bedroom One 12' 0" x 9' 10" (3.65m x 3.00m)**

A good size room with, timber framed single glazed sliding sash window, radiator.

**Bedroom Two 11' 6" x 6' 11" (3.50m x 2.12m) (maximum)**

Double bedroom with, timber framed, single glazed, sliding sash window, radiator.

**Living Room 15' 7" x 10' 4" (4.76m x 3.15m) (average)**

A super room over looking West Street, timber framed, single glazed, sliding sash window, picture rail, super period fire place and surround, radiator, laminate 'wood effect' flooring.



# First Floor

Approx. 64.7 sq. metres (696.3 sq. feet)



Total area: approx. 64.7 sq. metres (696.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
NOT energy efficient - higher running costs		







MONEY LAUNDERING REGULATIONS 2007 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.

CONSUMER PROTECTION REGULATION 2013. 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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.