



33 Orchard Street, Weston-super-Mare, North Somerset, BS23 1RH



DAVID PLAISTER

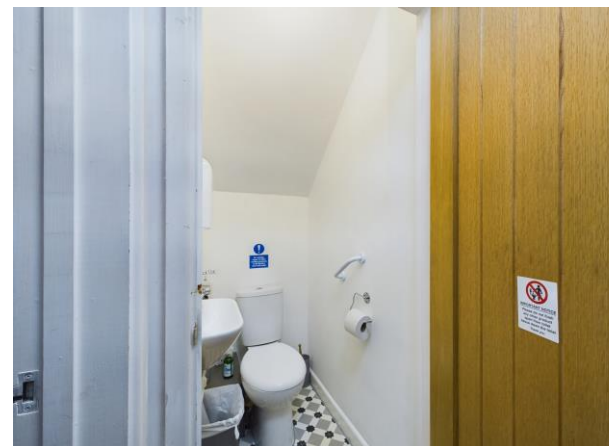
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

33 Orchard Street, Weston-super-Mare, North Somerset, BS23 1RH

£160,000

An excellent opportunity to acquire a mixed use freehold commercial/residential premises in the town centre of Weston-super-Mare. The property consists of a ground floor commercial premises which is currently operating as a café and a one bedroom first floor apartment, which is accessed internally via the ground floor kitchen. In addition, the property has a spacious loft which has been boarded and insulated. The café offers a main seating area with space for circa 25 – 30 covers, plus a well fitted bar area, cloakroom, and fantastic kitchen/preparation area. The property is licenced to serve alcohol until 11pm and play recorded music until 10pm and the fridges, coffee machine and other goods are available by separate negotiation. The first floor apartment briefly comprises a kitchen/breakfast room, bathroom, bedroom and a living room. This fantastic property has been extensively refurbished throughout with a new central heating system installed in 2021, offering a turn key property to start a business, with a prominent shop frontage in Weston's town centre, within easy reach of various local amenities, Weston train station, the beach and seafront. Commercial EPC Rating D97, Business Rates may apply, Residential EPC Rating E42, Council Tax Band B.

- A mixed use commercial/residential freehold property
- Ground floor premises currently operating as a café offering seating for circa 25-30 covers
- A one bedroom apartment on the first floor, which is accessed internally via the kitchen
- Extensively refurbished throughout, offering a turn key property to start a business
- Prominent shop frontage, within Weston-super-Mare's town centre
- Within easy reach of various local amenities, Weston train station, beach and seafront



Accommodation

Entrance

An aluminium double glazed door and shop frontage leading into the main seating area.

Seating Area

Mostly laid to wood effect laminate flooring, ceiling track system with ceiling lights and spotlights, currently offering seating for circa 25-30 covers.

Bar Area

A well fitted bar with timber worktops, wash hand basin, space for freezers, fitted shelving, spotlighting, opening to rear hallway, kitchen and cloakroom.

Cloakroom

Low level W/C, wash hand basin and pedestal, part sloping ceiling and wall light.

Kitchen

Well presented working kitchen and preparation area with stainless steel floor standing units, sink, wash hand basin, extraction hood, stairs rising and door to first floor, access door to rear courtyard, serving hatch to bar area, spotlight track.

Stairs Rising from Kitchen Area to First Floor Landing

First Floor Landing

Doors to principal first floor rooms, useful storage/airing cupboard housing gas fired boiler, radiator, ceiling lights.

Kitchen/Breakfast Room

Wood effect vinyl flooring, a range of well presented wall and floor units with worktops and tiled splashbacks over, inset one and a half bowl composite sink and drainer, five-ring freestanding cooker and extraction hood over, space and plumbing for appliances, integrated dishwasher, dual aspect UPVC double glazed windows, storage cupboard with roof access hatch, radiator, spotlight track.

Bathroom

Tile effect vinyl flooring, low level W/C, wash hand basin over vanity unit, jacuzzi style bath with mains fed shower and glass screen over, radiator, UPVC double glazed window, tiled walls, extraction fan, wall and ceiling light.

Bedroom

Wood effect laminate flooring, UPVC double glazed window, radiator, ceiling light.

Living Room

A light and bright living area with wood effect laminate flooring, UPVC double glazed window to front, radiator, ceiling light.

Rear Courtyard

Please note the rear courtyard area is owned by a neighbouring property, however Number 33 has a right of access over the courtyard and through the alleyway to access Meadow Street.

Equipment

Fridges, coffee machine and other goods are available by separate negotiation.

Property Class

Ground Floor - TBC

First Floor - Residential

Licencing

The property is licenced to serve alcohol until 11pm and play recorded music until 10pm.

Services

Mains gas, three phase electrics, gas central heating, mains water and drainage.

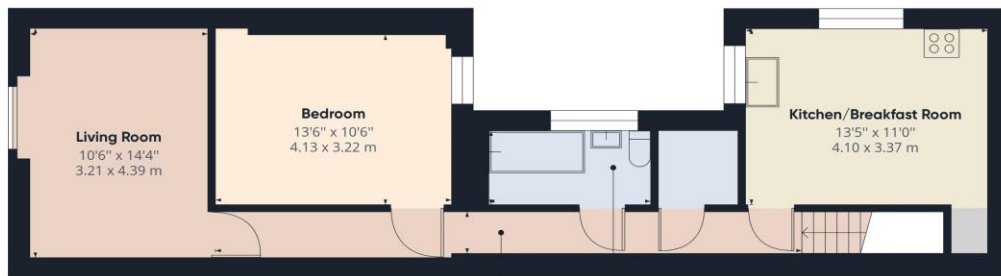
Tenure

Freehold.





Floor 0



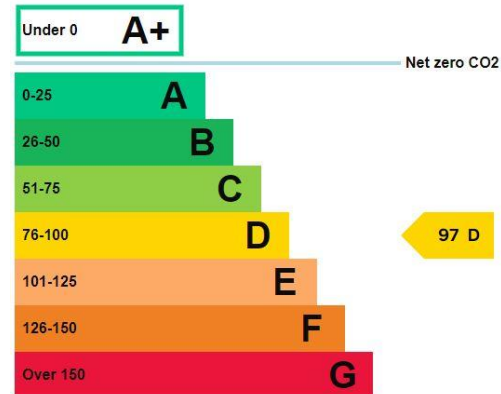
Floor 1

Approximate total area⁽¹⁾
1360.16 ft²
126.36 m²

(1) Excluding balconies and terraces

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		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

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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