



St. James Street, Weston-super-Mare, North Somerset, BS23 1ST



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# St. James Street, Weston-super-Mare, North Somerset, BS23 1ST

## Exceptional Mixed-Use Investment Opportunity – Weston-super-Mare Town Centre

David Plaister Ltd are delighted to offer to the market this superb mixed-use investment property, ideally positioned in the heart of Weston-super-Mare. Just a short distance from the town centre, seafront, and mainline train station, this property enjoys an enviable location with excellent amenities and transport links on the doorstep.

The property comprises a ground floor restaurant together with eight self-contained residential flats above. All units are fully tenanted, providing immediate rental income for an incoming investor.

**Total Gross Income:** £150,720 per annum (approx.)

The vendor has advised the following: the ground floor commercial space is let on a 7-year lease; each flat is rented on a 12-month assured shorthold tenancy with deposits taken; every apartment has valid EICR and gas safety certification; all units, including the commercial element, benefit from separate gas, water, and electricity meters; and full planning permissions and building regulations were obtained and signed off at the time of conversion.

This property represents an attractive, ready-made investment with a strong rental yield and existing tenants in situ. Its central location attracts high demand, making it an excellent addition to any portfolio.

EPC Ratings: B82 - C69 | Council Tax Bands: A | Business Rates may apply

- **A fantastic freehold investment opportunity**
- **A mixed use property offering eight apartments and ground floor restaurant, all fully let**
- **With a current rental income of circa £150,720 per annum**
- **Allocated off street parking for two cars at the rear**
- **Refurbished and well presented throughout**
- **Town centre positioning, within reach of local amenities and prolific seafront**
- **Approximately 7,572 Sq. Ft.**





## Accommodation

### **Commercial Unit**

A pedestrian entrance door and impressive glazed shopfront leading into the main restaurant area.

### **Main Restaurant / Bar**

A well presented buffet style restaurant, recently refurbished throughout with wood effect laminate vinyl tile flooring, fitted seating booths, buffet style serving area with heat lamps, fitted bar and reception, doors to rear hallway, door to toilet facilities. The restaurant area is finished with impressive decorative features, ceiling lights and air-conditioning units.

### **Toilet Facilities**

Three separate toilet cubicles: male, female, and disabled toilets.

### **Rear Hallway**

### **Walk In Refrigerator**

### **Kitchen**

### **Residential Apartments**

#### **Entrance / Stairs**

To the left-hand side of the property there is a separate entrance door into a communal area with a stair flight rising to the first and second floors with communal hallways leading to the apartments.

#### **First Floor**

#### **Communal Hallway**

#### **Apartment One**

Two bedroom first floor apartment.

#### **Hallway**

Doors to principal rooms, radiator, ceiling light.

#### **Kitchen / Living Room**

Two UPVC double glazed windows, a range of wall and floor units with worktops, tiled splashback, stainless steel sink and drainer, four ring gas hob with oven under and extraction hood over, space for appliance, two radiators, ceiling lights, cupboard housing gas fired boiler.

#### **Bedroom One**

Two UPVC double glazed windows, radiator, ceiling light.



**Bathroom**

Low-level WC, panelled bath with glass screen and shower over, wash handbasin and pedestal, heated towel rail, extractor fan and ceiling light.

**Bedroom Two**

UPVC double glazed window, radiator, ceiling light.

**Apartment Two**

One bedroom first floor apartment.

**Hallway**

Doors to rooms, useful built-in storage cupboard, ceiling light.

**Kitchen / Living Room**

Two UPVC double glazed windows, wall and floor units with worktops and tiled splashback, four burner gas hob, oven under and extraction hood over, stainless steel sink and drainer, space for appliances, cupboard housing wall mounted gas fired boiler, two radiators, ceiling lights.

**Shower Room**

Low-level WC, enclosed shower, UPVC double glazed window, wash hand basin, heated towel rail, extractor fan and ceiling light.

**Bedroom One**

UPVC double glazed window, radiator, ceiling light.

**Apartment Three**

Two bedroom first floor apartment.

**Hallway**

Doors to principal rooms, radiator, ceiling lights.

**Bedroom One**

UPVC double glazed window, radiator, ceiling light.

**Bedroom Two**

UPVC double glazed window, built-in storage cupboard housing gas fired boiler, radiator, ceiling light.

**Bathroom**

Low-level WC, panelled bath and shower attachment with glass screen over, wash hand basin, extractor fan and ceiling light.

**Kitchen / Living Room**

Two UPVC double glazed windows, radiators, wall and floor units with worktops and tiled splashback over, four burner gas hob with oven under and extraction hood over, stainless steel sink, space for appliance, ceiling lights.





#### **Apartment Four**

First floor two bedroom apartment currently used as staff accommodation and ancillary space for the ground floor restaurant.

#### **Hallway**

#### **Kitchen / Living Room**

#### **Rear Hallway**

From the rear hallway, there is an external door leading to the external staircase for a second access.

#### **Bathroom**

#### **Bedroom One**

#### **Bedroom Two**

#### **Store Room**

#### **Second Floor**

#### **Communal Hallway**



#### **Apartment Five**

Second floor one bedroom apartment.

#### **Hallway**

Doors to rooms, ceiling light.

#### **Kitchen / Living Room**

Wall and floor units, worktops and tiled splashback over, stainless steel sink and drainer, gas hob with oven under and extraction hood over, cupboard housing gas fired boiler, space for appliances, three UPVC double glazed windows, radiator, ceiling lights, roof access hatch.

#### **Shower Room**

Low-level WC, wash hand basin and pedestal, enclosed shower, heated towel rail, extractor fan and ceiling light.

#### **Bedroom**

UPVC double glazed window, radiator, ceiling light.

#### **Apartment Six**

Second floor one bedroom apartment.

#### **Hallway**

**Kitchen / Living Room**

Wall and floor units with worktops and tiled splashback over, inset stainless steel sink and drainer, gas hob with oven under and extraction hood over, space for appliance, two UPVC double glazed windows, radiator, roof access hatch, ceiling lights, built in storage cupboard housing gas fired boiler.

**Shower Room**

Low-level WC, wash hand basin, enclosed shower, heated towel rail, extractor fan and ceiling light.

**Bedroom**

UPVC double glazed window, radiator, ceiling light.

**Apartment Seven**

Second floor two bedroom apartment.

**Hallway**

Doors to rooms, built in storage cupboard housing wall mounted gas fired boiler, radiator, ceiling lights.

**Kitchen / Living Room**

Wall and floor units, stainless steel sink and drainer, gas hob with oven under and extraction hood over, space for appliances, radiator, ceiling light, UPVC double glazed window, door leading to external staircase, ceiling lights.

**Shower Room**

Low-level WC, wash hand basin and pedestal, enclosed shower, heated towel rail, extractor fan and ceiling light.

**Bedroom One**

Two UPVC double glazed windows, radiator, ceiling light.

**Bedroom Two**

UPVC double glazed window, radiator, ceiling light.

**Apartment Eight**

Second floor two bedroom apartment.

**Hallway**

Doors to rooms, built in storage cupboard housing wall mounted gas fired boiler, radiator, roof access hatch.

**Kitchen / Living Room**

Wall and floor units with worktops and tiled splashback over, stainless steel sink and drainer, gas hob, oven under and extraction hood over, space for appliances, two UPVC double glazed windows, radiator, ceiling lights.





### **Bathroom**

Low-level WC, wash hand basin and pedestal, panelled bath with shower and glass screen over, heated towel rail, extractor fan and ceiling light.

### **Bedroom One**

UPVC double glazed window, radiator, ceiling light.

### **Bedroom Two**

Two UPVC double glazed windows, radiator, ceiling light.

### **Outside Rear**

To the rear of the property, there is a right of access over the neighbouring rear courtyard area leading to a designated parking area.

### **Rear External Staircase**

### **Parking**

Currently used to place two timber framed storage sheds.

### **Tenure**

Freehold.

### **Rent Schedule**

Ground floor commercial space: £36,000 PA

Flat 1: £1195.00 PCM

Flat 2: £1095.00 PCM

Flat 3: £1195.00 PCM

Flat 4: £1495.00 PCM

Flat 5: £1095.00 PCM

Flat 6: £1095.00 PCM

Flat 7: £1195.00 PCM

Flat 8: £1195.00 PCM

### **The Vendor Has Advised The Following**

The ground floor commercial space is let on a 7-year lease. Each apartment is rented on a 12-month assured shorthold tenancy with deposits taken. Every apartment has a valid EICR and gas safety certificate and is separately metered for gas, water, and electricity. The ground floor commercial unit also has its own separate meters. All necessary planning permissions and building regulations approvals were obtained and signed off following the conversion.

### **Services**

Mains gas, electricity, water, drainage.

### **360 Virtual Tour**

<https://tour.giraffe360.com/8fe10cbd90b140fab3558811cbe0f2a3>









**Approximate total area<sup>(1)</sup>**

298.7 m<sup>2</sup>

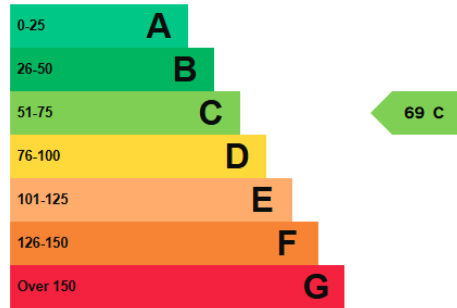
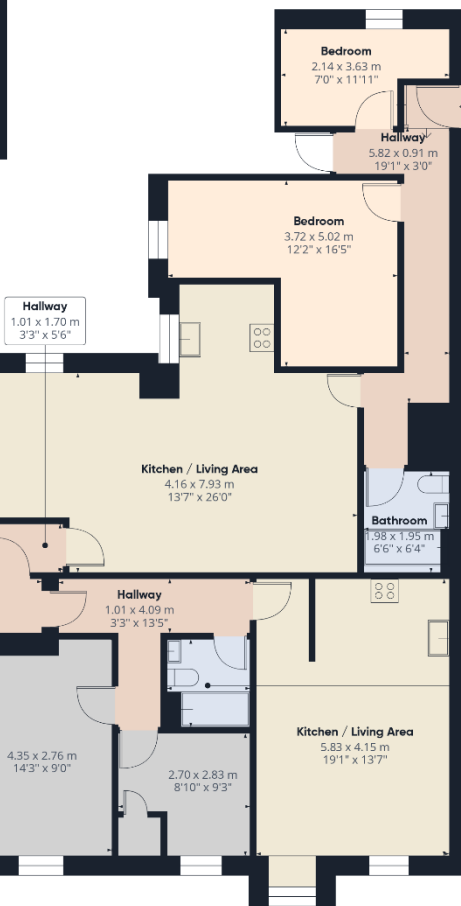
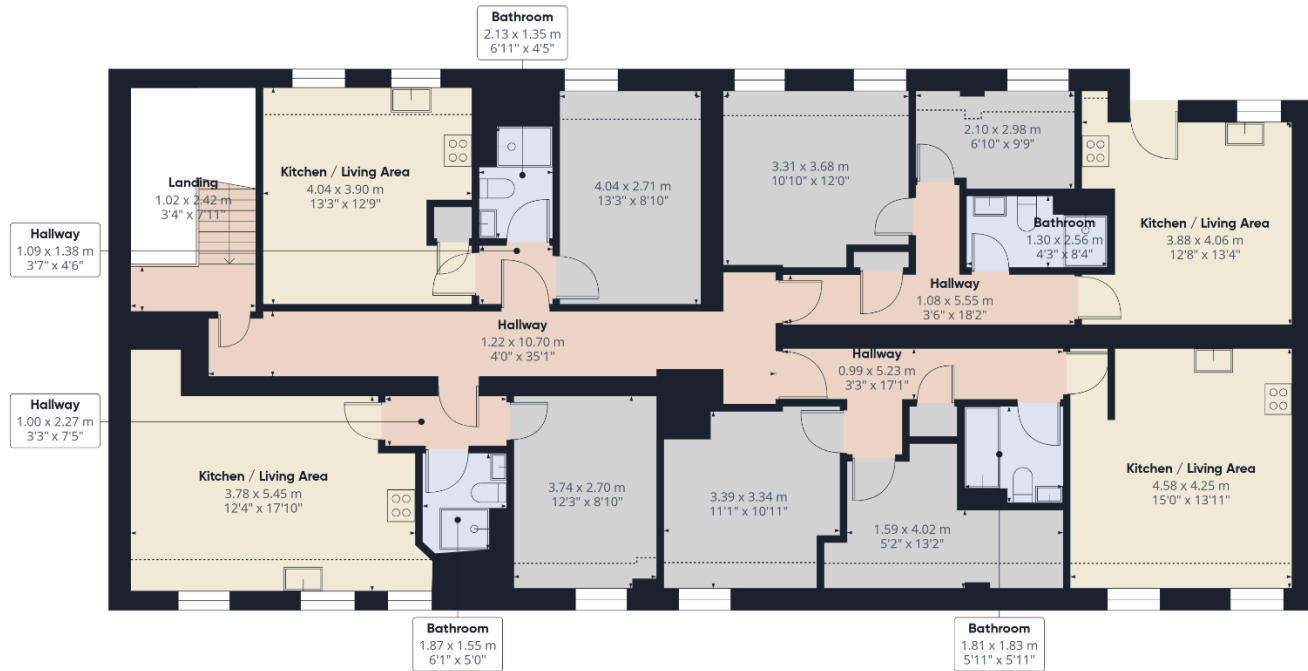
3212 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

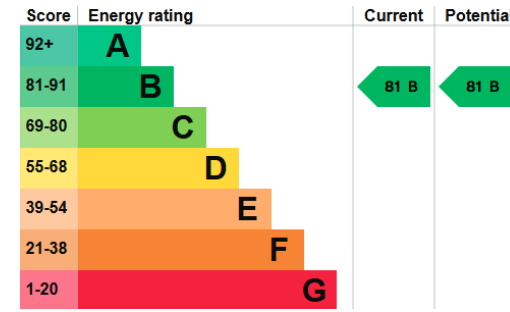
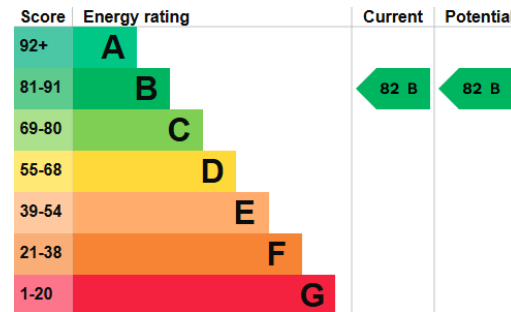
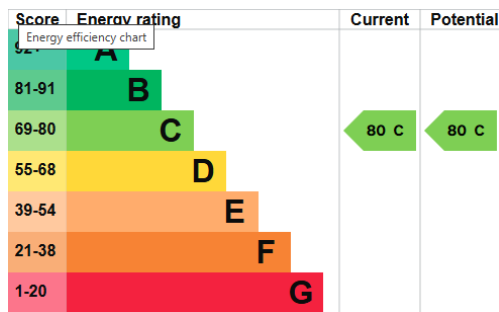
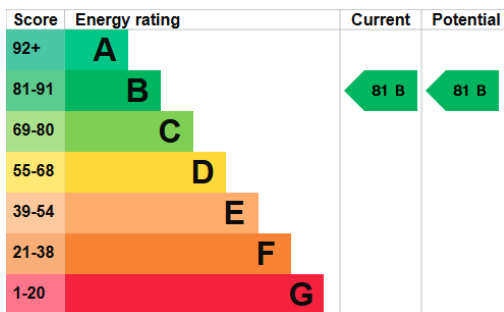


**Commercial Unit**

**Approximate total area<sup>m</sup>**  
229 m<sup>2</sup>  
2464 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

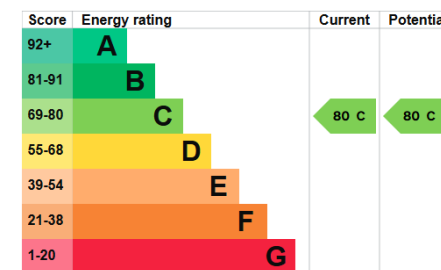
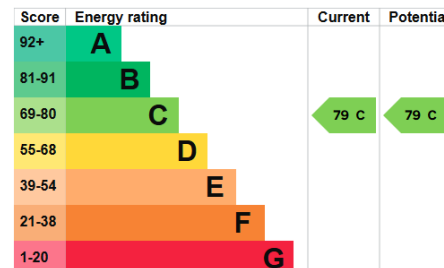
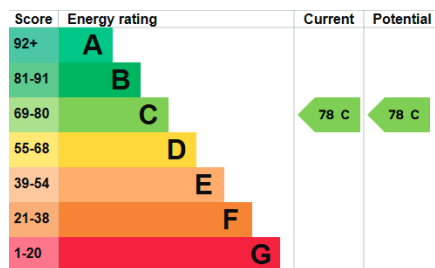
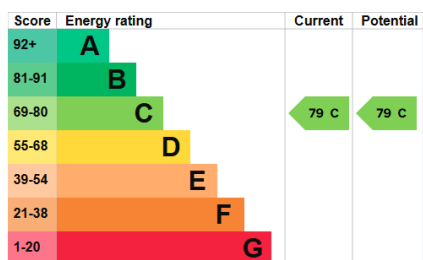


### Apartment One

### Apartment Two

### Apartment Three

### Apartment Four



### Apartment Five

### Apartment Six

### Apartment Seven

### Apartment Eight



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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