



Meadow Street, Weston-super-Mare, North Somerset, BS23 1QL



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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David Plaister Ltd is delighted to present to the market this prominent mixed-use freehold property for sale, occupying a visible position within Weston-super-Mare town centre. Comprising a ground floor commercial unit and a self-contained three-bedroom residential dwelling, the property offers a versatile opportunity for owner-occupiers, investors, or those seeking a combination of commercial and residential accommodation.

The commercial premises briefly comprises a retail/trading area, hallway and W/C facilities. The self-contained residential accommodation is arranged over three levels, with a kitchen located on the ground floor and the principal living accommodation and three well-proportioned bedrooms arranged across the upper floors. Externally, the property benefits from a private enclosed courtyard.

Situated in a central location with passing pedestrian and vehicle traffic, the property is conveniently positioned within easy reach of local amenities, public transport links and Weston-super-Mare town centre, making it well suited to a variety of commercial and residential uses.

Residential EPC Rating: D68 | Commercial EPC Rating: D66 | Business Rates May Apply | Council Tax Band: A

- **A prominent mixed use commercial and residential freehold property**
- **A commercial unit comprising of a trading floor, hallway and W/C**
- **A three bedroom residential dwelling**
- **Private courtyard**
- **Holding a central position in Weston town centre**
- **Excellent potential for home and income under one roof, or a great buy to let opportunity**
- **Ideal for investors seeking new opportunities or local businesses in need of a storefront**
- **Sold with vacant possession**





Accommodation

Commercial Unit

Entrance

On approach to the property you are met with a timber framed entrance door.

Trading Floor

A trading floor, currently being used as a barber shop with tiled flooring, a range of hair wash basins with an electric shower over, a timber framed single glazed storefront window, radiator, ceiling lights, doors leading to the residential dwelling and the rear hallway.

Rear Hallway

With timber effect vinyl flooring, ceiling light, door to the WC, a door to the private courtyard.

WC

With vinyl flooring, and low-level WC, timber framed single glazed window, ceiling light.

Residential

Entrance

A private timber framed single glazed entrance door.

Hallway

With timber effect vinyl flooring, under stairs storage housing a gas meter, timber framed single glazed window, ceiling light, a door leading to the trading floor and a door leading to the kitchen & dining room.

Kitchen/Dining Room

With timber effect vinyl flooring, range of wall and floor storage units with worktops and tile splashback, an inset four burner gas hob with an extraction hood over and oven and grill under, an inset one and a half bowl stainless steel sink drainer, wall mounted gas fired boiler, radiator, UPVC double glazed window, space and plumbing for appliances, ceiling lights, a timber door leading to the commercial space, an additional door leading to the private courtyard.

Stairs Rising from the Entrance Hallway to the First Floor Landing

First Floor Landing

A split level landing with a fitted storage cupboard, ceiling light, doors leading to First Floor rooms.

Living Room

With an electric fireplace and surround, UPVC double glazed windows, radiators, a ceiling rose with a ceiling light.

Bedroom One

A double bedroom with a set of fitted storage cupboards with hanging rails, a UPVC double glazed window, picture rail, ceiling light.





Bathroom

With timber effect vinyl flooring, low-level WC, a wash hand basin over a pedestal, a panelled bath with a shower attachment over, UPVC double glazed window, partly tiled walls, ceiling lights, reduced ceiling height.

Stairs Rising from the First Floor Landing to the Second Floor Landing

Second Floor Landing

Split level landing with a fitted storage cupboard with hanging rails, ceiling light, reduced ceiling height, doors leading to Second Floor rooms.

Bedroom Two

A double bedroom with a radiator, UPVC double glazed window, wall lights, partially sloping ceiling, reduced ceiling height.

Bedroom Three

With a radiator, UPVC double glazed window, wall light.

Outside

Courtyard

A private and enclosed courtyard laid to concrete with a raised flower bed home to mature bushes and shrubs, the timber gates leading to the rear of the property.

Services

Mains gas, water, electric and drainage.

Heating System

Gas central heating.

Tenure

Freehold.

Access

Public highway.

Please note

Sold with vacant possession.

Property Class Use

Retail/Financial and Professional Services

Rates

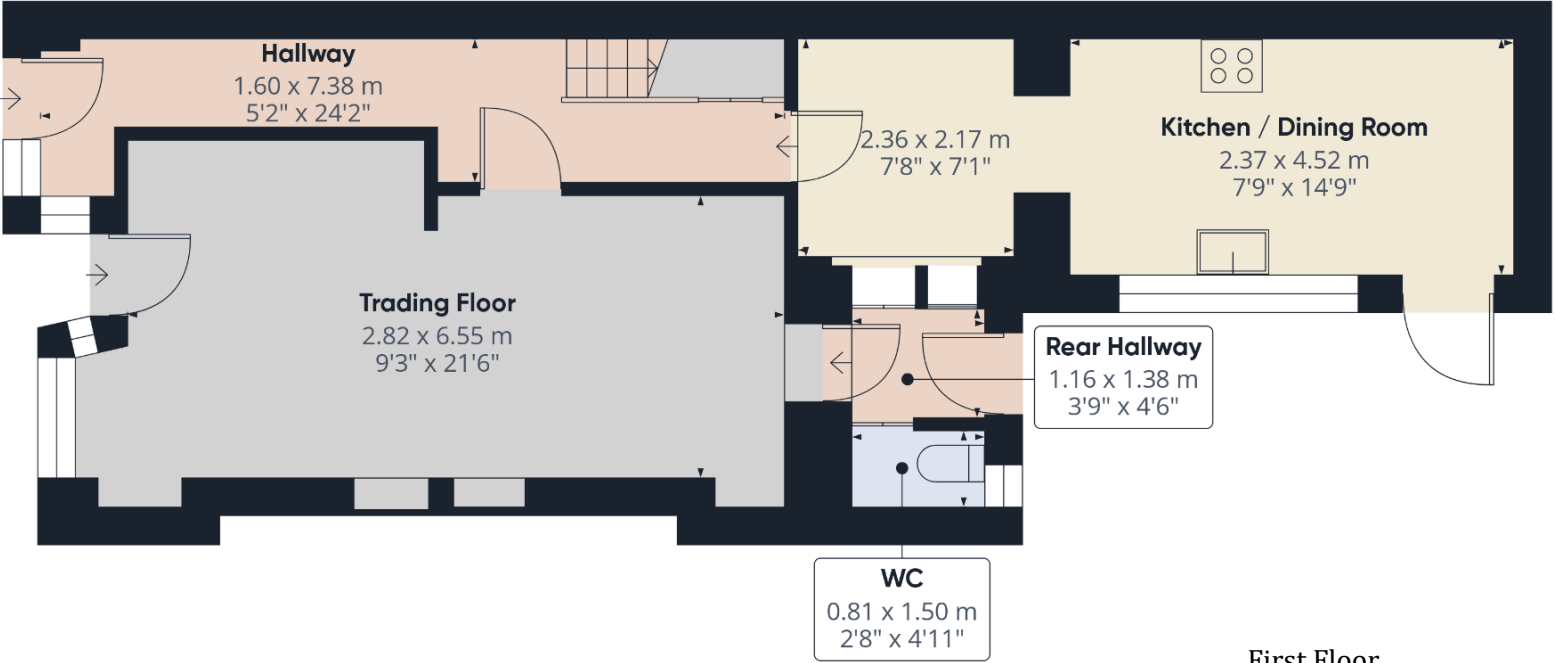
According to the Valuation Office website, the current Rateable Value of the commercial unit is £3,600.00 (1st April 2026).

Interested parties are advised to satisfy themselves that the above statement is correct and that this covers their intended business by referring to <https://www.gov.uk/find-business-rates>.

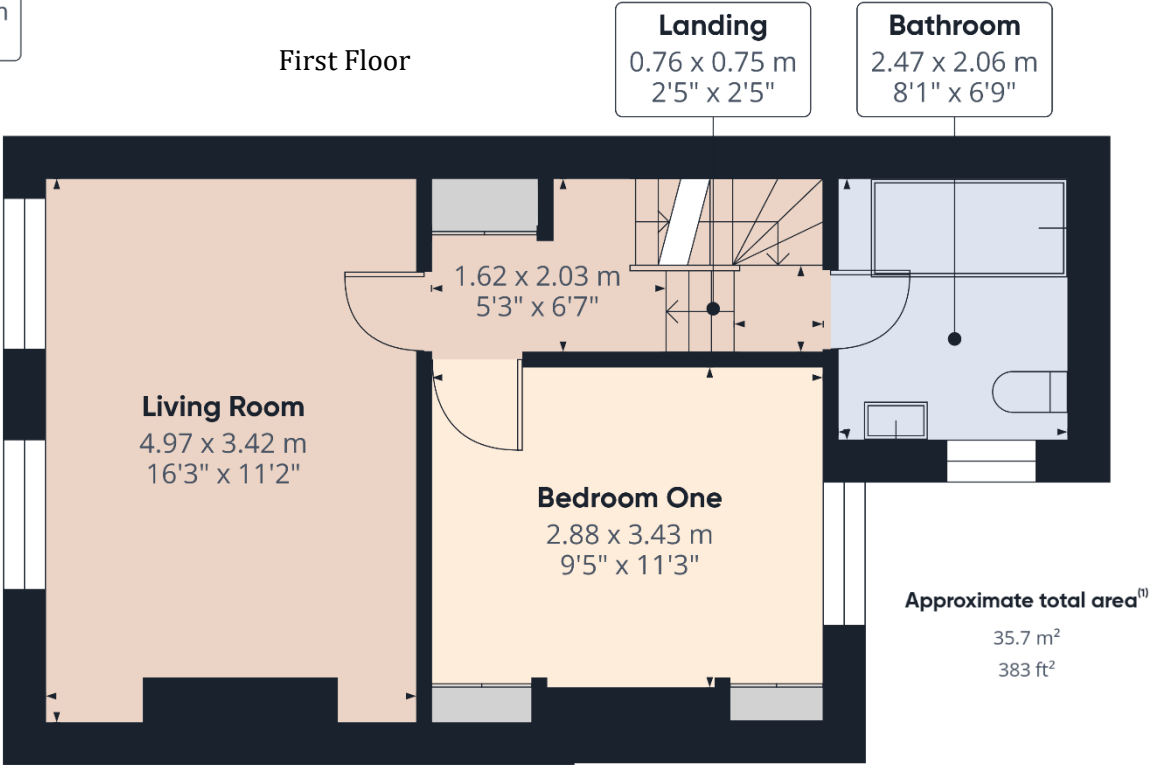




Ground Floor



First Floor



(1) Excluding balconies and terraces

Reduced headroom

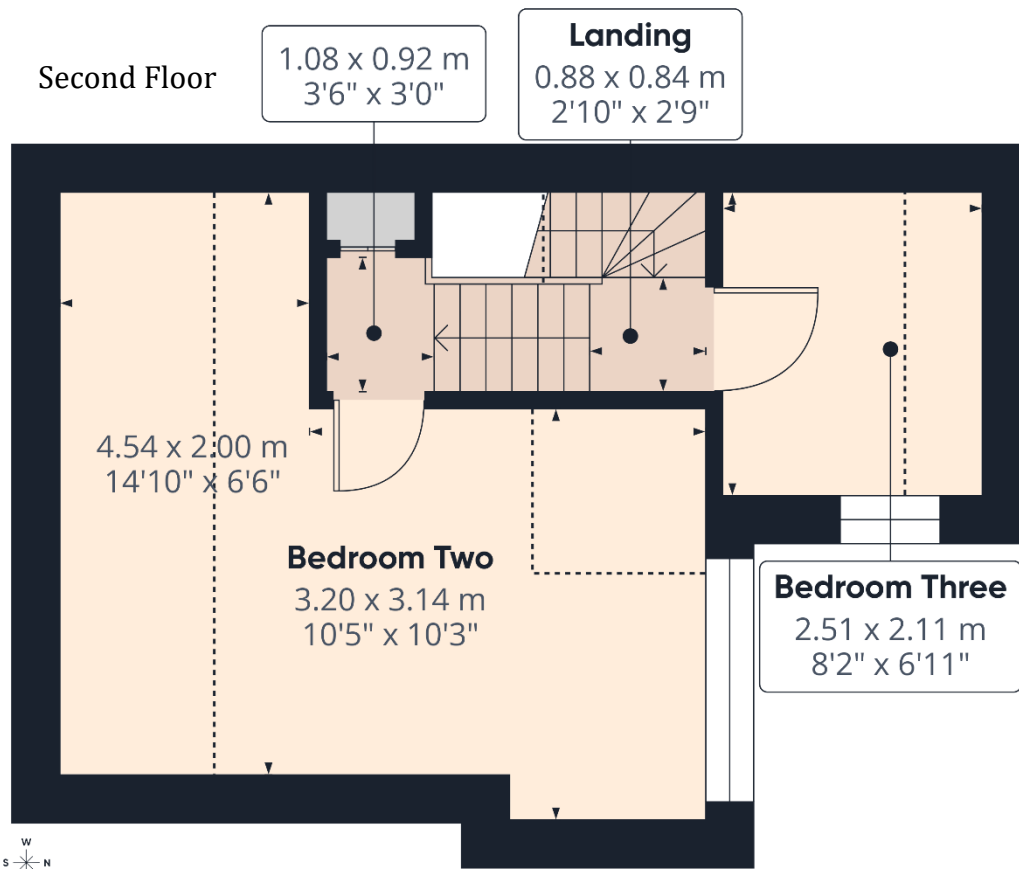
Below 1.5 m/5 ft

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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Approximate total area⁽¹⁾

35.7 m²
383 ft²



Approximate total area⁽¹⁾

114.2 m²

1227 ft²

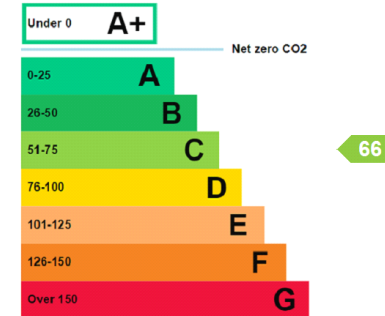
Reduced headroom

9.5 m²

102 ft²

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	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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