



**HOUSEFOX.CO.UK**

Full estate agency service at online prices

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**Cafe Le Mer 22 West Street, Weston-Super-Mare, Somerset, BS23 1JU**

**£275,000**

01934 314242 01275 404601 01278 557700

Viewings strictly by appointment



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| 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> | 72                      | 72        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

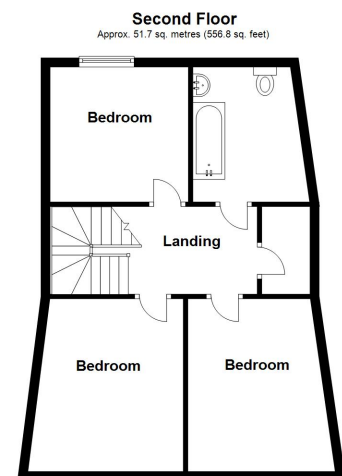
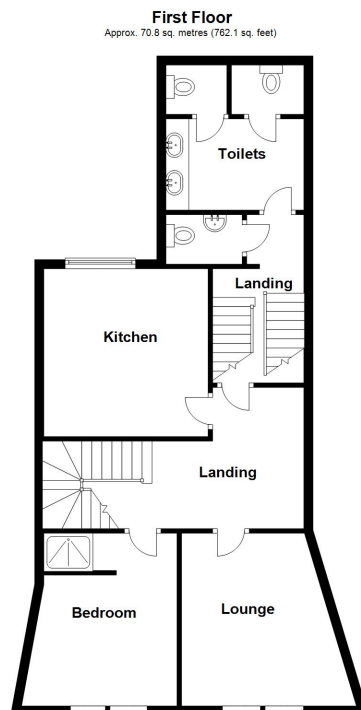
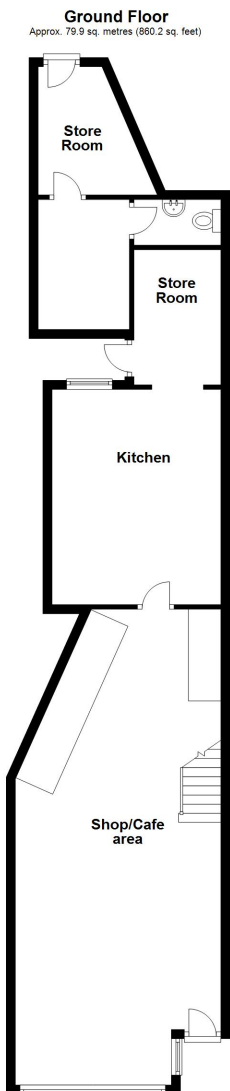
### Description

HOUSE FOX ESTATE AGENTS PRESENTS.....A 4 bedroom flat with a shop below set in the heart of Weston super Mare.

Set within minutes walk of the shops, cafes, sea front, bars, restaurants, and the promenade this property comprises, on the ground floor a good size open plan space which was the cafe area, working kitchen, plus on the first and second floor a flat comprising 4 bedrooms, lounge, kitchen, bathroom, separate WC's.

This property would suit someone wanting to combine running a shop/business/cafe with living accommodation above, alternatively with the necessary planning permission it could make a great HMO or even an air bnb.

If you are interested in taking a look, call House Fox Estate Agents today



Total area: approx. 202.4 sq. metres (2179.1 sq. feet)

A survey has not been carried out, nor have the services, appliances or fittings been tested. All measurements are approximate and should not be relied upon for furnishing purposes.