



Unit 4E, 3 Beaufighter Road, Weston-super-Mare, North Somerset, BS24 8EE

Unit 4E, 3 Beaufighter Road, Weston-super-Mare, North Somerset, BS24 8EE

Commercial Unit To Let | £7,200.00 Per Annum

A well-presented ground floor commercial premises extending to approximately 255 sq. ft, offering an excellent opportunity for a start-up business or smaller occupier seeking a practical base.

The property comprises a flexible main office area, together with a separate kitchenette, providing a convenient working environment for a variety of commercial uses, subject to any necessary planning permissions and consents. The premises benefits from two allocated parking spaces, and is strategically located in Haywood, benefiting from accessible transport links and convenient connectivity to the surrounding area.

An excellent opportunity for businesses looking for a well-located and manageable commercial space.

Commercial EPC Rating A0 | Business Rates May Apply

- **A brilliant ground floor commercial premise extending to approximately 255 sq. ft**
- **Complete with an office & kitchenette**
- **Ideal as a start-up business base**
- **Strategically located in Haywood within reach of accessible travel links, benefitting from two allocated parking spaces**
- **Rent inclusive of services, subject to reasonable usage**
- **The building has an EPC rating of A0. This rating relates to the building as a whole and not specifically to the individual unit. Interested parties are advised to make their own enquiries regarding the energy performance of the premises**
- **Offered on a license to occupy, terms flexible by negotiation**



Accommodation

Communal Entrance

The property is accessed via a communal entrance with an electric roller security shutter, leading into a communal hallway with a door to the unit.

Unit

Versatile commercial unit, presented in an open plan fashion with a partitioning wall separating an office space and a kitchenette with a range of full storage units with worktops and a tiled splashback with an inset stainless steel sink, electric radiators, composite double glazed windows, to consumer units, ceiling lights, and idyllic space.

Communal Toilets

Separate from the commercial unit is a communal unisex toilet.

Outside & Parking

Parking

On approach to the units there are two allocated off-street parking spaces providing valuable on-site parking.

Services

Mains electric and water, included in the rent, subject to usage.

Broadband

Included.

Licence

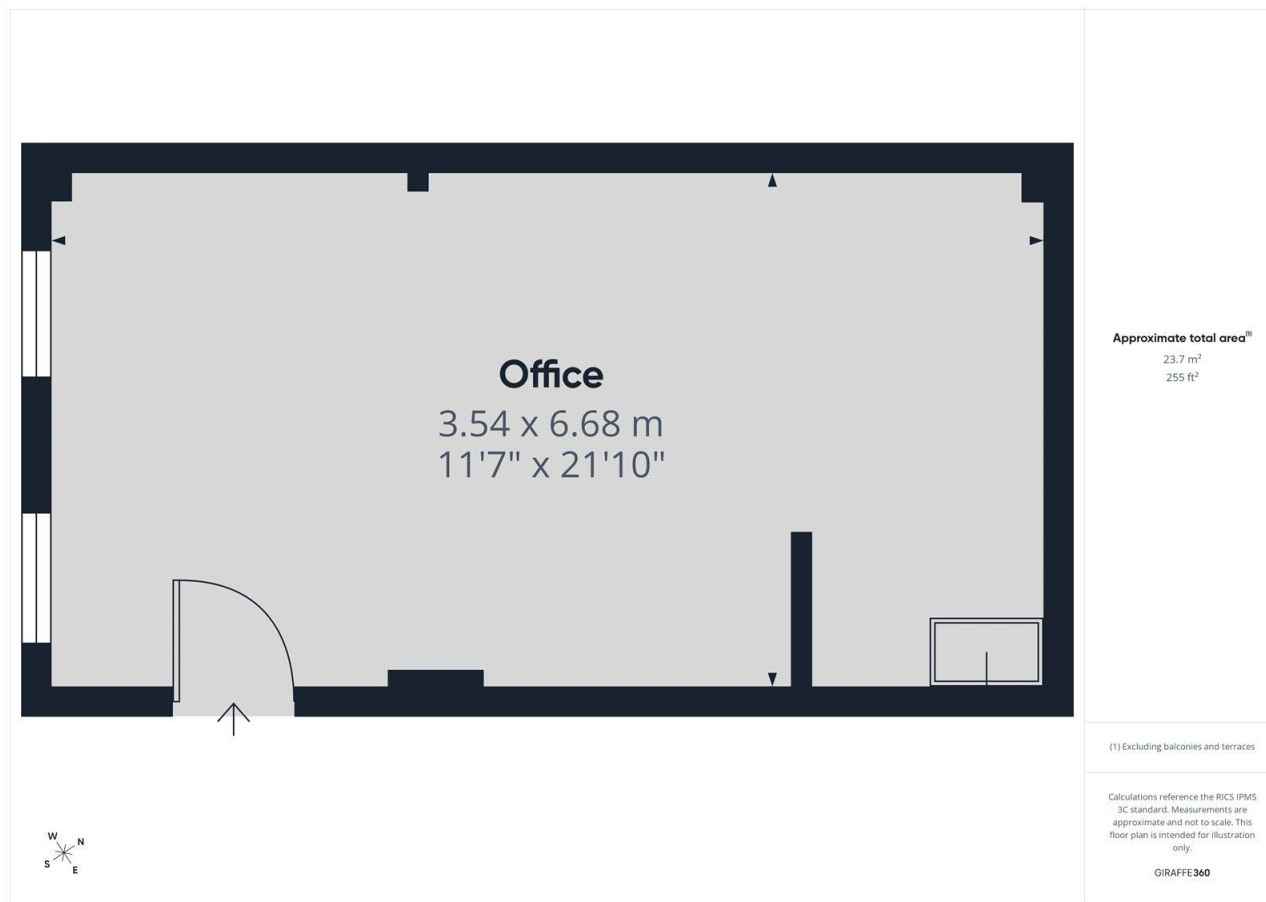
Offered on a license to occupy, terms flexible by negotiation.

Rates

According to the Valuation Office website, the current Rateable Value is (TBA) (1st April 2026).

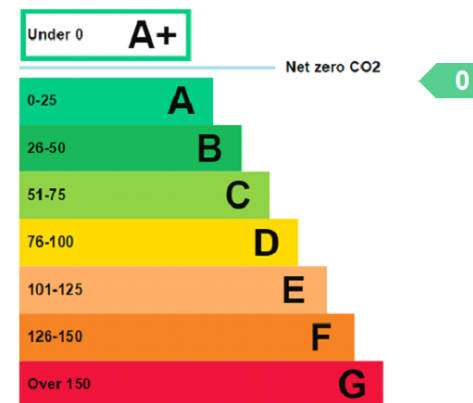
Interested parties are advised to satisfy themselves that the above statement is correct and that this covers their intended business by referring to <https://www.gov.uk/find-business-rates>.





Energy efficiency rating for this property

This property's current energy rating is A.



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.



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.



DAVID PLAISTER
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare, North Somerset, BS23 1JN

01934 815 053 | info@davidplaister.co.uk |
www.davidplaister.co.uk