

David Plaister Ltd are delighted to offer TO LET this light industrial secured commercial unit with roller shutter door for access. Located in a strategic positioning in the centre of Weston-super-Mare. The property benefits from a parking area for 4-5 cars (approx), three phase power supply, LED lighting and W/C facilities. 145m squared (approx) / 1560 Sq. Ft (approx). Flexible terms available by negotiation. Annual rental of £14,000. Commercial EPC rating C69. Fees may apply.



- Light industrial commercial unit TO LET
- 145m Sq. (approx) / 1560 Sq. Ft (approx)
- Annual rental of £14,000
- Flexible terms available by negotiation
- Located in a strategic positioning in the centre of Weston-super-Mare
- Secure terraced unit with roller shutter door for access
- Parking area for 4-5 cars (approx)
- Three phase power supply
- LED lighting
- Commercial EPC rating C69
- Fees may apply

ACCOMMODATION

Main Room 50' 5" x 31' 2" (15.37m x 9.49m) (approx)

Various power supply points, electric roller shutter door, LED lighting.

W/C

Low level W/C and wash hand basin with ceiling light.



MONEY LAUNDERING REGULATIONS 2007 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.

CONSUMER PROTECTION REGULATION 2013. 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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.