

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

AUCTIONEERS

VALUERS

BLOCK MANAGEMENT



**UNIT 7,
SUNNYSIDE ROAD,
WESTON-SUPER-MARE,
BS23 3PZ**

13 & 15a WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**The Property
Ombudsman**

UNIT 7 SUNNYSIDE ROAD NORTH
WESTON-SUPER-MARE
BS23 3PZ

INDUSTRIAL WAREHOUSE UNIT

Overall Floor Area Approx. 2494 ft² (231.70 m²)

Located approximately 1 mile from the Town Centre and 3.5 miles from junction 21 of the M5 motorway, amongst a number of other commercial businesses.

The premises forms part of a terrace of industrial units of brick and block elevations with steel portal frames. The unit comprises of the following dimensions:

Ground Floor:

Warehouse: 231.70 m² (2494 ft²) with motorised roller shutter door, side fire exit and stairs to mezzanine floor 34.59 m² (372 ft²) with open undercroft.

Gas space heater, and 3 phase electric supply.

Minimum eaves height: 4.81 m.

Reception: 13.28 m² (142 ft²) with kitchenette containing a stainless steel sink unit and water heater.

Leading to W.c. wash basin.

Separate W.c. and sink accessed from the unit.

First Floor:

Office : 12.12 m² (130 ft²) leading to .

Office: 7.71 m² (83 ft²)

Outside:

6 parking spaces plus access to roller shutter doors.

Services: Three phase electricity, mains gas, water and drainage.

Tenure: Offered by way of a new full repairing and insuring lease, for a term to be agreed.

RENT: £23,500 per annum exclusive of rates. Building Insurance and Service Charged separately.

RATES: Rateable Value £19,750.

E.P.C. Rating: 't.b.c.'

N.B. The above figures are exclusive of V.A.T. where applicable.

All measurements are approximate.

Consumer Protection from Unfair Trading Regulation

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.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided