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**ESTATE AGENTS
AUCTIONEERS
VALUERS
BLOCK MANAGEMENT**



**UNIT 3 GLENCOE BUSINESS PARK,
WARNE ROAD,
WESTON-SUPER-MARE,
BS23 3TS**

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Unit 3 Glencoe Business Park,
Warne Road,
Weston-super-Mare
BS23 3TS

Forming part of this extensive commercial centre, lying approximately one mile from the Town Centre, with easy access to the M5 Motorway, junction 21, approximately three and a half miles distant. One of a terrace of 5 industrial units.

For Sale as an investment.

The property is arranged as an industrial/ warehouse unit with

Ground Floor - Entrance to Reception/ Office leading to Workshop Area with Separate W.c.

Roller Shutter Door to the Front with separate pedestrian door and rear fire escape.

Area: Approximately 99.2 sq.m (1,070 sq.ft).

Stairs to First Floor Office space: 11.2 sq.m (120 sq.ft).

Outside: Parking for 3 cars.

Services: Mains electricity, water and drainage. Gas is not connected.

Income: £9,500 p.a.x. and held on a Lease to Mobile Windscreens Limited on a 9 year term from May 2018.

Rateable Value: £7,300

Price: £135,000

E.P.C. Rating 'E'

N.B.: All figures are exclusive of V.A.T. where applicable. All measurements and areas are approximate.

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