



## Unit 22, Bridgwater Court, Oldmixon Crescent, Weston-super-Mare, BS24 9AY

### FOR SALE

Area: 2,814.00 sq ft (261.43 sq m) | Price: £275,000.00

### LOCATION

The unit is located on Bridgwater Court, off Oldmixon Crescent, and accessed directly from Winterstoke Road. Unit 22 is approximately 2 miles from the town centre and 4 miles from J21 of the M5, accessed by the A370.

### KEY FEATURES

- Rare freehold opportunity
- 5 car parking spaces
- Semi-detached warehouse/office
- High profile fronting Oldmixon Crescent
- WC facilities on both levels
- Single roller shutter door
- Air-conditioned offices on first floor
- Close to Town Centre

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### DESCRIPTION

The premises comprise a semi-detached business unit of steel portal frame construction. Elevations are part brick/ blockwork to a height of approximately 8 feet, with steel profile cladding above. Internally the unit provides office/storage on ground floor and air-conditioned offices at first floor level. WC facilities are available on both levels and a small kitchenette on the ground floor. Access to the storage area is via a single ground level roller shutter door to the rear.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
GF Office/Warehouse	1,407.00	130.71
FF Office	1,407.00	130.71
<b>TOTAL</b>	<b>2,814.00 SQ FT</b>	<b>261.43 SQ M</b>

### TENURE:

The property is available freehold with vacant possession.

### PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

**PRICE:** £275,000.00

**VAT:**

All figures are exclusive of VAT if applicable.

**SERVICE CHARGE:** Approx. £505 pa

**RATEABLE VALUE:**

The Rateable Value is £13,500. Please contact agents for rates payable.

**LEGAL COSTS:** Each party responsible for their own legal costs.

**EPC:**

Available upon request.

### VIEWING:

For further information or to arrange a viewing, please contact:

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**SUBJECT TO CONTRACT**