



Unit 3, Bridgwater Court Oldmixon Crescent, Weston-super-Mare, BS24 9AY

FOR SALE

Area: 4,162 sq ft (387 sq m) | Price: £350,000

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
- 6 car parking spaces
- Semi-detached 2-storey offices
- Small workshop at ground floor
- Single roller shutter door
- Air Conditioning to both floors
- Close to Town Centre
- WC facilities and kitchen on both levels

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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 2-storey fully furnished offices completed to an excellent specification, including air-conditioning. At ground floor level is a small workshop/storage facility, with access via a single ground level roller shutter door to the side elevation. WC and kitchen facilities are available on both levels.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
GF Office/Workshop	2,081	193
FF Office	2,081	193
TOTAL	4,162 SQ FT	387 SQ M

TENURE:

For sale FREEHOLD with vacant possession.

PLANNING:

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

PRICE:	£350,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	A minimal service charge is applicable	RATEABLE VALUE:	Please contact the 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