

TO LET

Unit 7 Sunnyside Road North

Weston Super Mare, BS23 3PZ

Warehouse/Trade Counter opportunity

2,939 sq ft plus mezzanine of 346 sq ft



Location

The premises are located off Sunnyside Road North, approximately half a mile from the centre of Weston Super Mare and just a few hundred meters from the A370 (Marchfields Way), the principal route into the town.

The M5 Jct 21 lies approximately 3 miles to the northeast via Herluin Way.



M5



3 miles northeast

M5



25 miles northeast

**Weston Super
Mare**



0.5 miles

Bristol



22 miles

Accommodation

Description

The property comprises an end terrace warehouse with two storey offices. A mezzanine floor has been added providing additional storage.

Access to the building is via a single pedestrian door in the front elevation or alternatively to the main warehouse area via a manually operated roller shutter door

Parking

The accommodation has a total of 6 available parking spaces.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Ground Floor warehouse/Office	2,720	252.69
First Floor Office	219	20.34
TOTAL	2,939	273.03
First floor mezzanine	346	32.14

**Surface level
doors = 1**



WC facilities



**Onsite
parking**



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for B2 (general industrial) and B8 (storage and distribution) but any occupier should make their own enquiries to the Planning Department of North Somerset Council - Tel: 01275 888 811 or www.n-somerset.gov.uk

Business Rates

The property is listed on the Valuation Office Agency as “warehouse and premises” and has a rateable value of £19,750 (April 2023).

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £23,500 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Stephen and Co

John Ripley

Tel No 01934 621101

Alder King Property Consultants

Pembroke House
15 Pembroke Road
Bristol BS8 3BA

www.alderking.com

Emma Smith

0117 317 1090

07788 390651

esmith@alderking.com

AK Ref: ES October 2024



Sadie Cole

0117 317 1034

07867 847586

scole@alderking.com

Subject to Contract

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

