

TO LET

Weston-super-Mare BS24 9AB

alder king

PROPERTY CONSULTANTS



SECURE YARD

Plot 7B
Westland Distribution Park
Winterstoke Road
Weston-Super-Mare
BS24 9AB

0.52 acres
(1.28 hectares) approx.

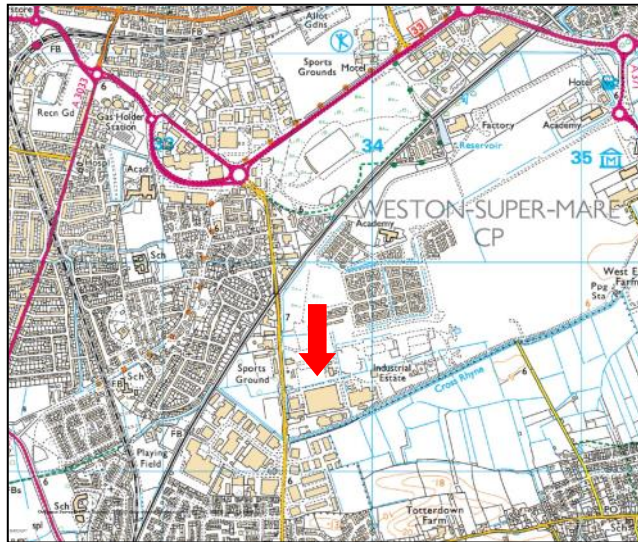
- Fenced
- Consolidated stone surface



Plot 7B Westland Distribution Park, Winterstoke road, W-s-M, BS24 9AB

Location

The plot is located on the established Westland Distribution Park, Winterstoke Road, Weston Super Mare. The area is one of the principle industrial zones in the town and lies just 2 miles east of the town centre. Road access is excellent with the Jct 21 of the M5 being approx 5 miles to the north east via Herluin Way.



Description

A fenced secure yard with consolidated stoned surface together with single phase power/water.

Accommodation

All measurements are approximate Gross Internal Areas.

Area	Acres	Hectares
Plot	0.52	1.28

Planning

Interested parties are advised to contact the local planning authority, North Somerset Council on Tel: 01934 888 888.

www.n-somerset.gov.uk.

Lease

The site is offered by way of a new full repairing and insuring lease to be drafted outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed to incorporate regular upward only rent reviews.

Rent

£25,000 per annum excl

Service Charge

In the interests of good estate management a service charge is levied for communal services provided to the estate. Further information is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

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

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 landlords' discretion.

Energy Performance Certificate

An EPC has not been commissioned as the property comprises a site.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

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

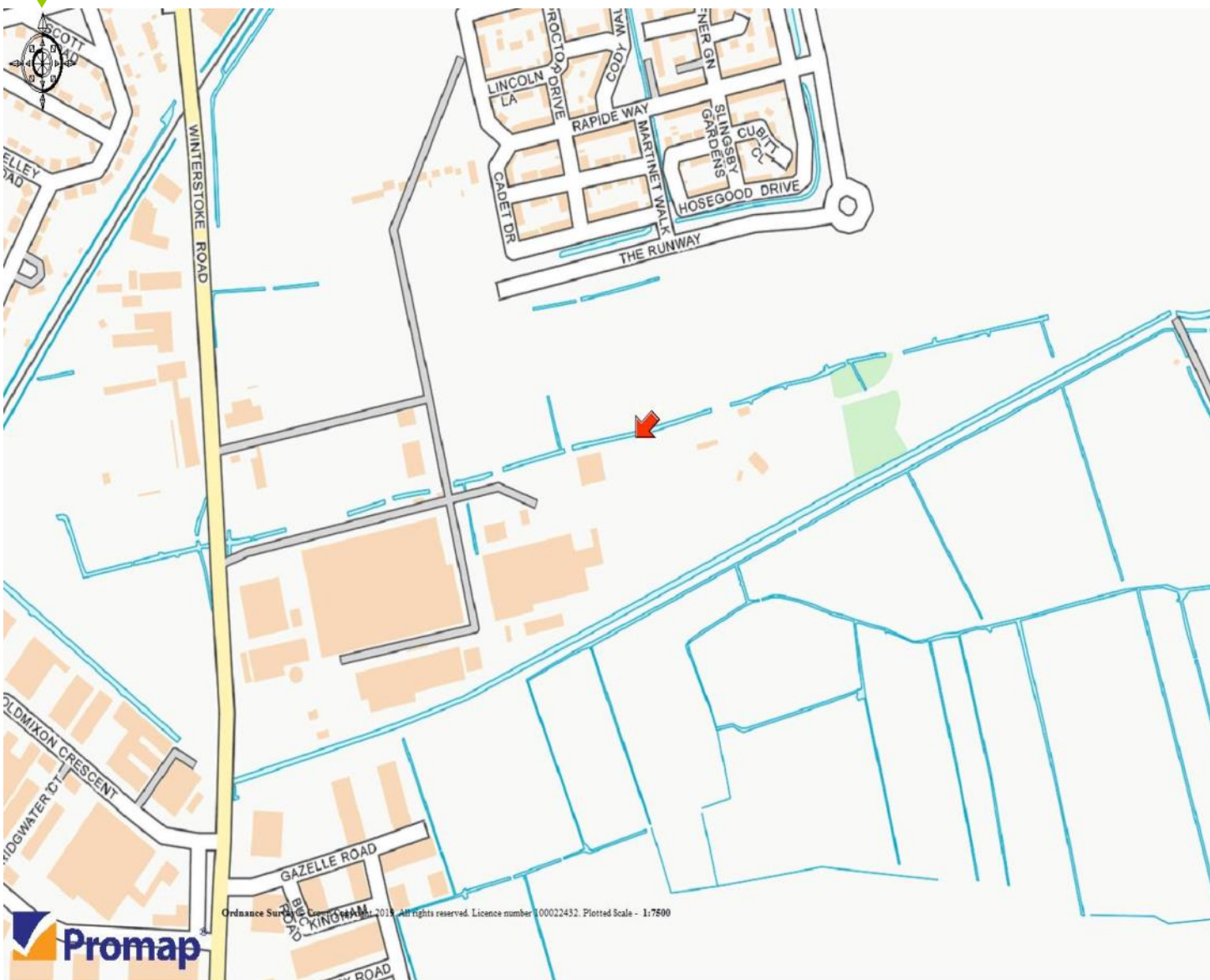
Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Plot 7B, Westland Distribution Park, Winterstoke Road, Weston-Super-Mare BS24 9AB



Viewing Arrangements

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

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Date: April 2024

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

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