

**6 Walliscote Road
Weston-super-Mare, BS23 1UG
Annual Rental Of £12,000**

David Plaister Ltd are delighted to offer TO LET this commercial premises ideally situated within reach of Weston town centre and the sea front. The property has recently been renovated to provide a blank canvas commercial unit, with prominent shop frontage. Rear access and parking to the back. Various store rooms and and WC facilities. Partially renovated to provide a blank canvas. Commercial EPC rating C74.



- Commercial premises TO LET
- Rear access and parking
- Partially renovated to provide a blank canvas commercial unit
- Prominent shop frontage located within Weston-super-Mare town centre
- Various store rooms and and WC facilities
- Commercial EPC rating C74

ACCOMMODATION

Main Room 27' 8" x 15' 1" (8.43m x 4.59m)
(approximately)

Plus 5.61m x 3.88m

Room 1 21' 1" x 11' 1" (6.43m x 3.39m)

Room 2 9' 11" x 8' 10" (3.02m x 2.68m) (approximately)

Rear door to access rear car park.



MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.