



50a Clifton Road, Weston-Super-Mare, North Somerset, BS23 1BW



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

50a, Clifton Road, Weston-Super-Mare, North Somerset, BS23 1BW

Annual Rental Of £8,000

David Plaister Ltd are delighted to offer this super retail/office premises TO LET. Located in a strategic position close to local amenities and bus routes, this spacious commercial unit would suit a variety of uses. The property also benefits from a kitchenette and W/C facilities for added convenience. IRI (Internal Repairing Insuring) lease terms. Business rates may apply. Commercial EPC rating C53. Fees may apply. Deposit and references required.

- Super retail / office premises available to let
- Close to local amenities, bus routes, town centre and Weston Sea Front
- To suit a variety of commercial uses
- Separate kitchenette and W/C facilities
- IRI (Internal Repairing Insuring) lease terms
- Business rates may apply



Premises

Main Retail Area 49' 1" x 35' 10" (14.95m x 10.91m)

Rear Office / Store 13' 0" x 7' 10" (3.95m x 2.40m)

Kitchen / Welfare Room 18' 9" x 4' 5" (5.71m x 1.35m)

Full Disabled / Inform Cloakroom 7' 0" x 5' 0" (2.14m x 1.53m)

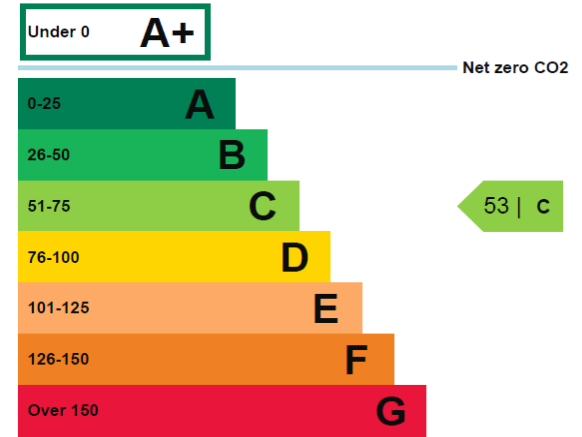


Ground Floor
Approx. 188.0 sq. metres



Total area: approx. 188.0 sq. metres

This plan is for general guidance only.
Plan produced using PlanUp.



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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.

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