



Unit 1 Churchill House, Oldmixon Crescent, Weston-super-Mare, North Somerset, BS24 9AY



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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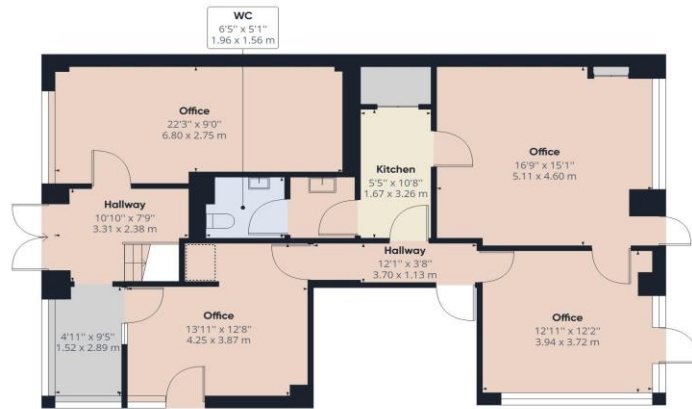
£265,000 plus VAT

David Plaister Ltd are delighted to present to the market an excellent opportunity to acquire a well-presented freehold office building situated within a popular quarter of the bustling town of Weston-super-Mare. The property is strategically located in Weston Industrial Estate with six allocated off-street parking spaces and offers circa 2,172 sq. ft. of useable office space which would suit a variety of businesses. The property is currently tenanted and is being sold with the tenants in situ. The premises is arranged over two storeys and briefly comprises a welcoming reception area, kitchen, W/C facilities, a mix of five separate office and meeting rooms, a fantastic open plan main room and storerooms. The property is excellently positioned within reach of all local amenities and transport links including bus routes, Weston train station, and the nearby M5 Motorway Junction 22. Please note the sale price is subject to Value Added Tax (VAT) and Business Rates may apply. The commercial EPC Rating is D95. Viewings are to be arranged with David Plaister Ltd (01934 815 053 / [info@davidplaister.co.uk](mailto:info@davidplaister.co.uk)). Approximate costs for buildings insurance are circa £400 PA. Approximate costs for management company maintenance circa £750.00 PA.

- A well-presented, flexible, freehold office building presented over two storeys
- Offering circa 2,172 sq. ft. of useable office space
- A welcoming reception area, kitchen and W/C facilities
- Six allocated off-street parking spaces
- Strategic positioning within reach of local amenities and transport links
- A mix of five separate office and meeting rooms, an open plan main room and store rooms







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

2172.85 ft<sup>2</sup>  
201.86 m<sup>2</sup>

Reduced headroom

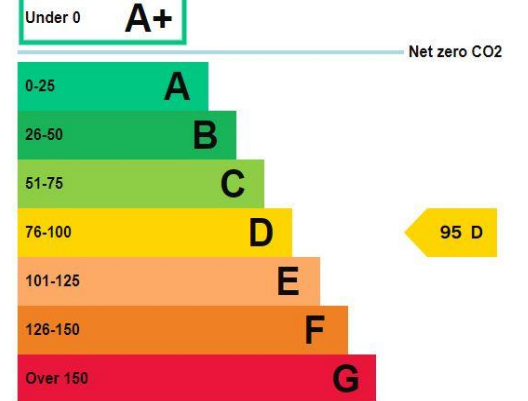
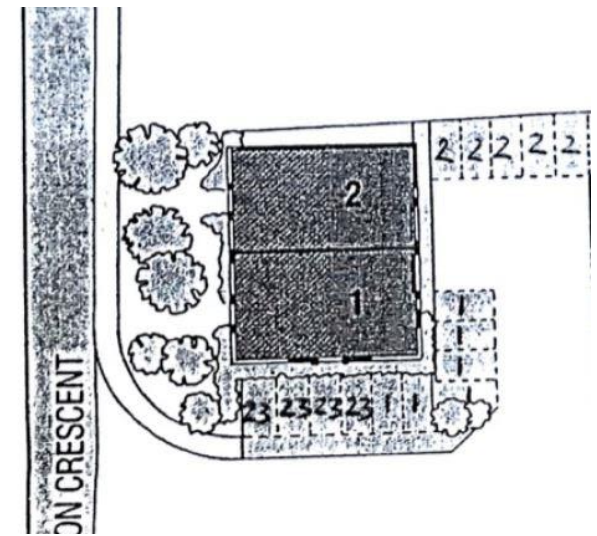
6.95 ft<sup>2</sup>  
0.65 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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