



13 Orchard Street, Weston-super-Mare, North Somerset, BS23 1RG



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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Annual Rental Of £7,000

David Plaister Ltd are delighted to offer this prominent ground floor commercial unit TO LET. Located in a prominent town centre position with convenient access to local amenities, Weston-super-Mare train station and close to the High Street, this impressive shop frontage ensures maximum visibility to passers by. Inside, you will find a well presented, light and open main area alongside a kitchenette and a shower room. There are also two separate WCs and a private rear courtyard with a rear gate providing access to North Lane. Commercial EPC rating B49. Fees may apply. Deposit and references required.

- Ground floor commercial unit to let
- Located in a prominent town centre position
- Within easy reach of various local amenities, Weston train station, beach and seafront
- Excellent shop frontage, within Weston-super-Mare's town centre
- Well presented throughout
- Separate kitchen and shower room facilities



Accommodation

Entrance

A timber framed double glazed entrance door into the main trading area.

Main Trading Area

A timber framed, single glazed shopfront with electric heaters and door to rear hallway and ceiling lights.

Rear Hallway

Doors to rooms, UPVC double glazed door leading to rear courtyard area, electric heater and ceiling light.

Shower Room

Low-level WC, wash hand basin and pedestal, electric enclosed shower, UPVC double glazed window, extractor fan and ceiling light.

Kitchen

A range of floor units with space and plumbing for appliances, stainless steel sink and drainer, built-in cupboard housing a hot water system, UPVC double glazed window, electric heater, and ceiling light.

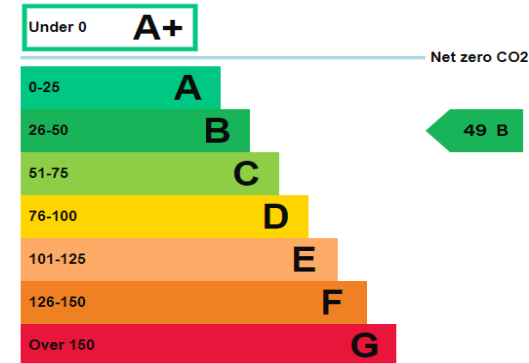
Outside Rear

An enclosed courtyard area mostly laid to slab patio, timber doors to two outside WCs.





This property's energy rating is B.



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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