

**35 Baker Street
Weston-Super-Mare, BS23 3AD
Annual Rental Of £6,000**

David Plaister Ltd are delighted to offer TO LET this prominent shop / office space TO LET on Baker Street in Weston-super-Mare, which has recently redecorated with new lighting and heating elements. Nearby on street public parking. Flexible Terms available. Commercial EPC rating C. Deposit and references required. Fees may apply.



- Prominent shop / office space TO LET
- Nearby on street public parking
- Recently redecorated with new lighting and heating elements
- Commercial EPC rating C
- Ideal location within Weston-super-Mare town centre
- Kitchen and W/C Facilities
- Flexible Terms available

ACCOMMODATION

Main Room 23' 8" x 15' 1" (7.21m x 4.61m) (approx)

Timber frame shop front and door for access, tiled flooring, two newly installed electric heaters, lighting, door to kitchen area.

Kitchen 8' 2" x 7' 4" (2.50m x 2.23m) (max)

Tiled flooring, wall and floor units, stainless steel sink and drainer and ceiling light.

W/C 4' 3" x 3' 8" (1.29m x 1.11m)

Low level WC, wash hand basin, extractor fan and ceiling light.



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.