



10 Wadham Street, Weston-Super-Mare, North Somerset, BS23 1JY



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

10, Wadham Street, Weston-Super-Mare, North Somerset, BS23 1JY

Annual Rental Of £4,000

David Plaister Ltd are delighted to offer this commercial unit available to let on Wadham Street Weston-super-Mare, which has previously been used as a cheque exchange. It is located in a strategic position within Weston-super-Mare's town centre, in reach of sea front and high street and has good footfall and passing trade from Weston College nearby. Commercial EPC rating: TBC. Credit check and references required. Deposit required. Fees may apply. Business rates may apply. Available immediately.

- A most centrally located shop to let
- Formally used as a cheque exchange
- Small kitchenette and W/C
- Commercial EPC rating: C75
- Credit check and references required
- Deposit required



Accommodation

Front Area 13' 1" x 12' 4" (4.00m x 3.77m)

Internal Area 10' 11" x 9' 7" (3.32m x 2.93m)

Rear Area 11' 11" x 11' 1" (3.64m x 3.37m)

Kitchen

Small kitchenette and W/C





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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