



## Unit 3G Cobblers Way Westfield, Radstock, BA3 3BX

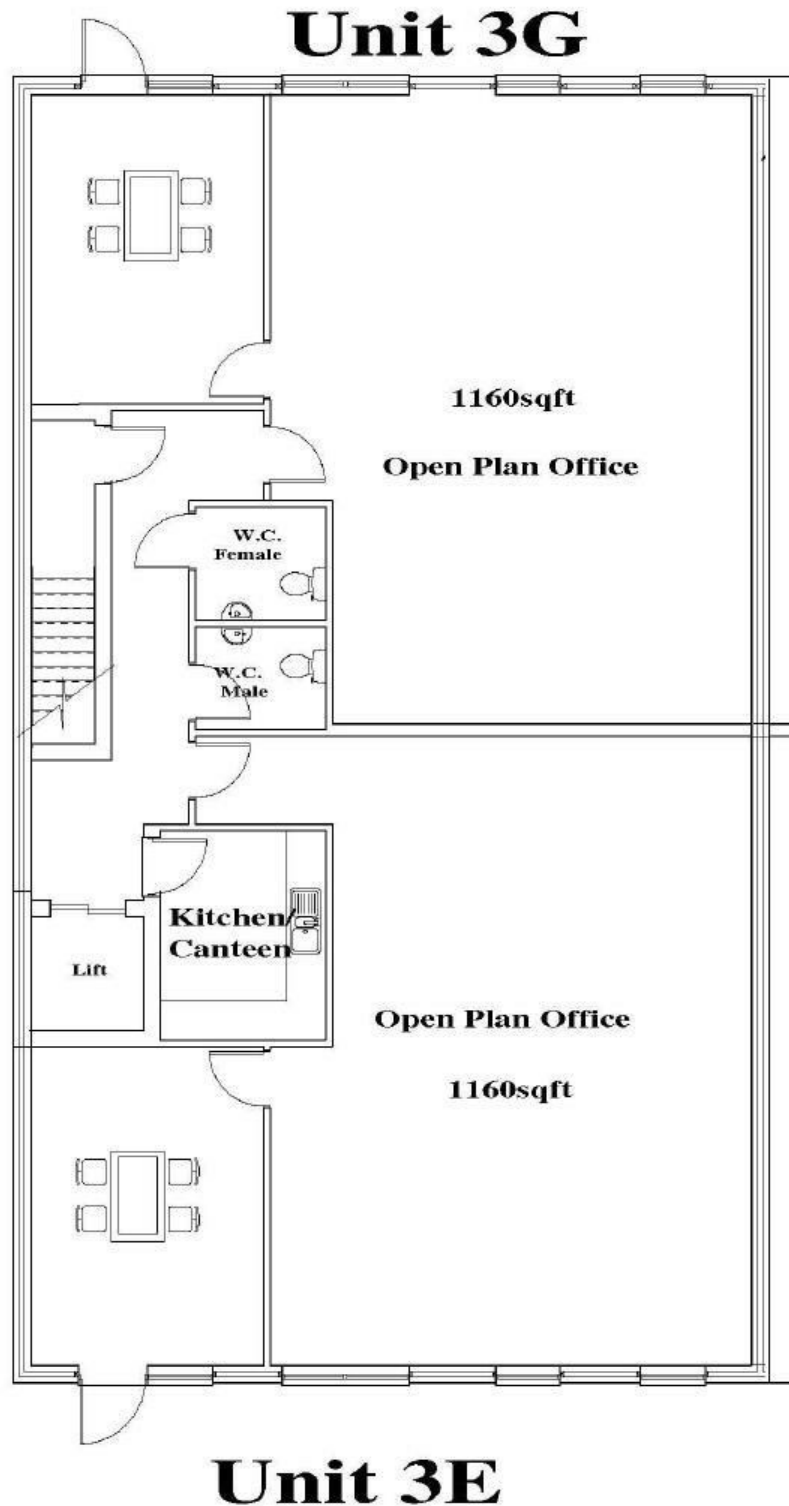
"An extremely rare opportunity to purchase a commercial premises, which would make an excellent financial investment" Located on the lower ground floor of this modern and attractive building, these offices provide plenty of space to growth! There is an initial shared entrance hallway with a staircase leading to the lower ground floor, alongside this is a wheelchair access lift which serves all three floors of the building. On the lower ground floor there is a shared inner hallway which provides access to both Unit 3G & Unit 3E both of which are available to purchase. These two units not only share the hallway but also a his, her and them cloakroom, one of which is designed for wheel chair access. A shared kitchen facility is also located here. 3G, has a large main office with double glazed windows overlooking the Riverside valley. There is a separate manager / meeting office with a door opening onto the outside gravelled area with a post and rail fence enclosing. The offices benefit from full cat5 network cabling, a security and fire system. Outside there are three allocated parking spaces. Agents Note; The sale is based on a long lease commencing on the 14 April 2015 for 125 years. The residual lease term being sold is approximately 117 years. The annual service charge for 2023 is £3429.00, this cost covers the following facilities; common landscape maintenance, general maintenance to all common parts of the building & external. Buildings insurance, common area cleaning, administration, accounts and book keeping, lift maintenance contract, fire alarm maintenance contract, common electricity, inspections, bank charges and other fees, water and sewers.

£130,000





## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	