

## SITE FOR SALE / BUILDING FOR SALE OR TO LET

Formal House, Oldmixon Crescent,  
Weston-super-Mare, BS24 9AY

0.6 acres, with planning consent for a c10,000 sq ft business unit



- High profile position close to Toolstation and Howdens Joinery.
- Located in a well-established commercial estate.
- Substantial secure yard and car parking.
- Site for sale/ a freehold or leasehold design and build opportunity.

## LOCATION

The site is situated on the well established Oldmixon Crescent, off the commercial district of Winterstoke Road, in Weston-super-Mare, North Somerset.

The nearby M5 motorway provides excellent access to Bristol, the South West and the wider motorway network, with Junction 21 approximately 4 miles to the east.

The mainline Weston train station is approximately 1.5 miles from the site, providing direct high speed links to London Paddington within 1.5 hours.

Immediate occupiers include Howdens Joinery, Toolstation and Smurfit Kappa.

## DESCRIPTION

The site is regular-shaped and level and has previously been used as an overflow car park for the occupiers of Formal House office block and neighbouring commercial operation. As such it is mainly laid to tarmac, but with some landscaping provision.

Services are provided within the main Oldmixon Crescent estate road and capped to the site boundary.

## ACCOMMODATION

The site measures approximately 0.6 acres (0.24 hectares) and has a recent planning consent for the erection of a c10,000 sq ft new unit commercial unit, incorporating first floor offices, two access doors and a large secure yard to include 29 car parking spaces.

## TENURE

The site owner is either prepared to sell the site with the benefit of the planning consent, or alternatively will consider building out the unit and either selling or leasing the finished product. The site is held freehold and would be sold with vacant possession.

## EPC NOT APPLICABLE

## QUOTING TERMS

On application to the sole agent.

## RATEABLE VALUE

To be assessed.

## VAT

Figures quoted are exclusive of VAT which may be payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs in this matter.

## FUTHER INFORMATION/VIEWINGS:-

On application with the sole agents:-

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