

SHOWROOM & WORKSHOP

**BURSTON
COOK**
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TO LET/MAY SELL

10 Searle Crescent, Weston-super-Mare, BS23 3YX

11,177 SQ FT on 0.7 ACRES — 1,038 SQ M on 0.28 HECTARES



- Prominent, semi-detached former car dealership.
- Large forecourt and service yard.
- Two commercial access points from Searle Crescent.
- Located in a well-established motor and trade district.



LOCATION

Weston-Super-Mare is a seaside town in North Somerset. It lies 18 miles (29 km) south west of Bristol and 18 miles north of Bridgwater with access via the A370 dual carriageway from the M5 motorway at Junction 21.

The property is situated in a prominent position on the well-established commercial district of Searle Crescent, approximately one mile east of the town centre. Neighbouring occupiers include food and trade occupiers such as Asda, Waitrose, Majestic Wine, Brandon Tool Hire, Travis Perkins and Build Base along with various motor dealerships including Howards Peugeot and Howards Toyota.

DESCRIPTION

The property comprises a semi-detached former car dealership, with a showroom, workshop, first floor offices and stores, as well as generous parking and a service yard. The showroom element is fully glazed with a tiled floor and suspended ceiling. The workshop has an eaves height of 5.5m with gas fired heating and accessed via an up and over door.

Externally, there is tarmac yard with parking for approximately 50 cars, a service yard and electric charging point.

TENURE

The property is available by way of a new lease on terms to be agreed. Consideration may be given to splitting the property and renting in parts.

Consideration will also be given to the purchase of the freehold interest for the whole site as shown on the plan below.

Price/rent upon application.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

66 This is how energy efficient the building is.

AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal areas:

Description	SQ FT	SQ M
Showroom	4,384	407.3
Workshop	4,387	407.6
First floor offices/ stores	2,406	223.5
TOTAL	11,177	1,038.4
SITE AREA	0.7 AC	0.28 HA

RATEABLE VALUE

The property is described as "Car Showroom and Premises" and the current rateable value is £113,000.

VAT

Figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

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

FUTHER INFORMATION/VIEWINGS:-

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