



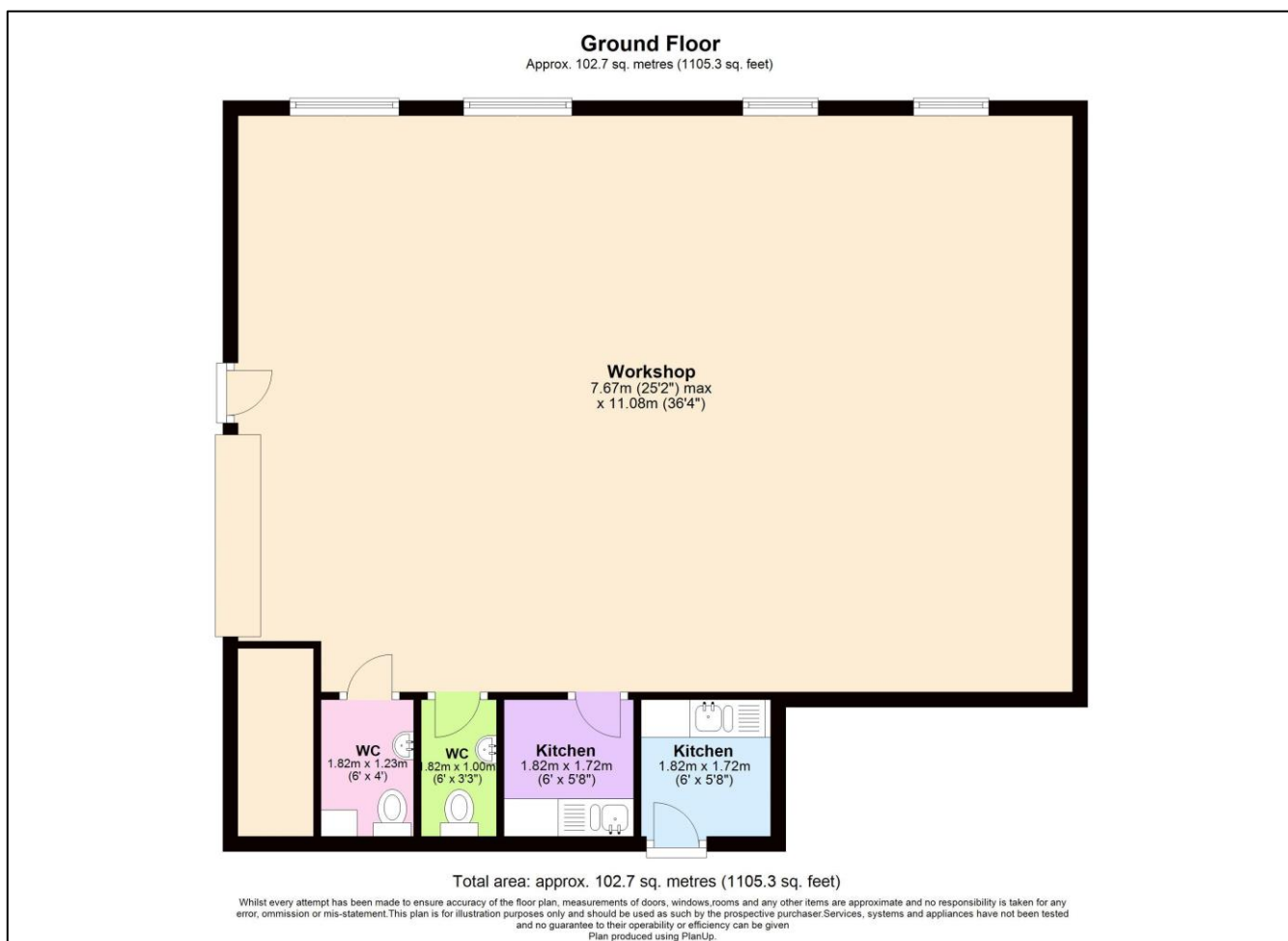
- A 1000 square foot light industrial unit with lots of light B1 usage
- Monthly rent of £1200pcm plus VAT. Monthly maintenance fee of £185.00 plus VAT
- High roller shutter door and standard door entrance to front
- Male & Female toilets and kitchenette
- Potential to create a mezzanine office area if required
- Allocated parking and convenient forecourt area to front



A 1000 square foot commercial unit with B1 usage (light industrial workshop and offices). Positioned on the edge of Waterside Valley with pleasant views and a quiet aspect. Main services connected, parking. High roller shutter door and standard door access to front. Light and airy feel and the opportunity to create a mezzanine level if required. Male and female toilets and kitchenette. LOCATION: The unit has convenient, easy access and is located just off the main A367 with good connection to the West country. Bath city centre is 11 miles and Bristol city centre is 16 miles. Rateable Value: £6,300.00 per annum (as at time of advert). Full rate relief available for single premise users. AGENTS NOTE. The current annual service charge is £2075.00 + VAT per annum. The monthly rent is subject to VAT. The tenant will be responsible for the payment of the monthly management fee. Annual Ground Rent is £216.00.

Tenure: Leasehold





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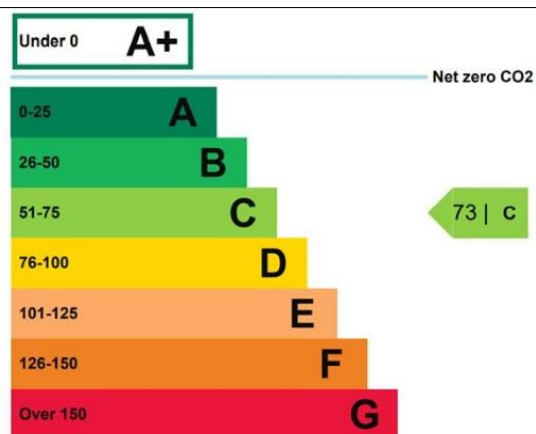


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Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.