



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



West Town, Bristol, BS48 3BD

£850 Per month





# West Town

Bristol, BS48 3BD

- Commercial Kitchen Space
- Ample Floor Space
- Off Street Parking Space For Several Cars
- Ample Storage
- Cloakroom
- Lovely Grounds

This impressive commercial property offers a unique opportunity for those seeking a versatile kitchen space. The property boasts a well-equipped commercial kitchen, making it ideal for catering businesses or any culinary venture.

Surrounding the property are lovely grounds that enhance the overall appeal, offering a pleasant environment for both staff and customers.

Additionally, the property includes convenient parking facilities, ensuring easy access for both employees and clients. This feature is particularly valuable in a commercial setting, where accessibility can significantly impact business operations.

In summary, this commercial property in West Town, Backwell, presents an excellent opportunity for entrepreneurs and business owners looking to establish themselves in a desirable location. With its spacious interior, well-equipped kitchen, beautiful grounds, and ample parking, it is a property that promises to meet a variety of business needs.

£850 Per month



## Access

From the drive a walkway leads to the kitchen door. Door opens to :

## Kitchen

30'6 x 12'2 (9.30m x 3.71m)

A dual aspect room with views across the grounds. Base units and working surfaces. Double commercial sink. Partially tiled walls. Extractor. Oven. Sliding door opens to :

## Storage Space

Obscure window. Shelves. Partially tiled walls.

## Additional Storage

Use of a freezer. Potential additional storage space.

## Cloakroom

Wash hand basin. WC. Obscure window. Tiled splash back. An ideal place for coats.

## Outside

Parking for several cars. Use of a level lawn bound by mature shrubs.







**Rent Per Calendar Month : £850.00**

**Deposit : £2000.00**

**Energy Performance Certificate Rating : On Order**

**Length Of Lease : Negotiable**

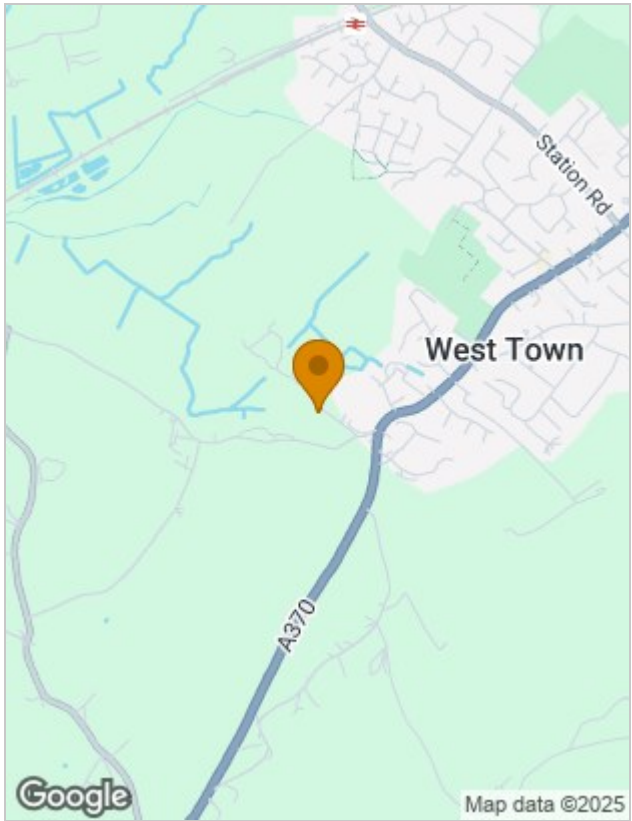
**Members Of The Property Ombudsman**

Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.





Location Map



Energy Performance Graph

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

Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Adrian Wedlake Residential Lettings & Management

Tel: 07931 138802

Adrianwedlake@outlook.com

Adrianwedlakelettings.com