

**STEPHEN & CO.**  
— CHARTERED SURVEYORS —  
**01934 - 621101**

**ESTATE AGENTS  
AUCTIONEERS  
VALUERS  
BLOCK MANAGEMENT**



**UNIT 3 GLENCOE BUSINESS PARK,  
WARNE ROAD,  
WESTON-SUPER-MARE,  
BS23 3TS**

**13 & 15a WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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Unit 3 Glencoe Business Park,  
Warne Road,  
Weston-super-Mare  
BS23 3TS

Forming part of this extensive commercial centre, lying approximately one mile from the Town Centre, with easy access to the M5 Motorway, junction 21, approximately three and a half miles distant. One of a terrace of 5 industrial units.

For Sale as an investment.

The property is arranged as an industrial/ warehouse unit with

Ground Floor - Entrance to Reception/ Office leading to Workshop Area with Separate W.c.

Roller Shutter Door to the Front with separate pedestrian door and rear fire escape.

Area: Approximately 99.2 sq.m (1,070 sq.ft).

Stairs to First Floor Office space: 11.2 sq.m (120 sq.ft).

Outside: Parking for 3 cars.

Services: Mains electricity, water and drainage. Gas is not connected.

Income: £9,500 p.a.x. and held on a Lease to Mobile Windscreens Limited on a 9 year term from May 2018.

Rateable Value: £7,300

Price: £135,000

E.P.C. Rating 'E'

N.B.: All figures are exclusive of V.A.T. where applicable. All measurements and areas are approximate.

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

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