

The important bit
We have carefully prepared these particulars to provide
you with a fair and reliable description of the property.
However, these details and anything we've said about the
property, are not part of an offer of contract, and we can't
guarantee their accuracy. All measurements given are
approximate and our floorplans are provided as a general
guide to room layout and design. Items shown in
photographs are NOT included in the sale unless
stated. They are offered on an 'as seen' basis.
We recommend you carry out your own independent checks
prior to exchange of contracts. Please also be aware that
services have been switched off/disconnected/drawn
down, reconnection charges may apply, if you wish to
express an interest in this property or make a formal offer.
Intending purchasers will be asked to provide proof of
their ability to fund the purchase and identification to
comply with money laundering regulations and we ask
you need to come through us for all negotiations.
If services are connected off/discharged, it is
prior to exchange of contracts. Please also be aware that
to satisfy yourself as to their working order and condition,
you need to come through us for all negotiations.
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Council Tax Band: Exempt | Property Tenure:

Unit 2.2

Offers secure workshop / storage unit. Set within a series of units. The unit is 1200 sq. ft.

The workshop / storage unit has working hours which are 8am - 6pm Monday to Friday and 8am - 12pm on Saturdays. No access is permitted on Sundays or Bank Holidays.

The unit is conveniently situated in Willsbridge, North of Keynsham, between Bristol and Bath, and offers great connectivity to the wider areas such as Keynsham and Longwell Green. Less than 2 miles to the A4174 and which offers great connections to the M4 and M5 motorway networks.

Services - Mains electricity

Terms of Tenancy

The Tenancy term is 1-5 years negotiable and the tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same. The Tenant will be responsible for internal

repairs along with all outgoings including but not limited to water drainage, electric and business rates.

The Landlord is responsible for external repairs and structural insurance, (the premium of which will be recoverable from the tenant).

