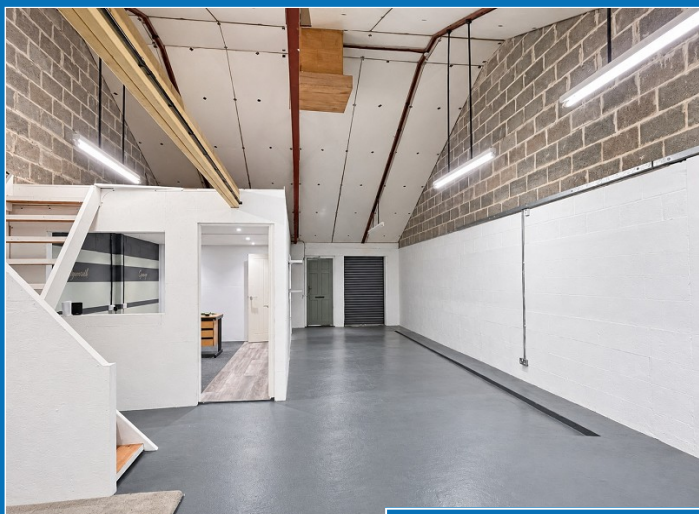




BADGWORTH BARNES, NOTTING HILL WAY, BS26 2JU



£450 MONTHLY

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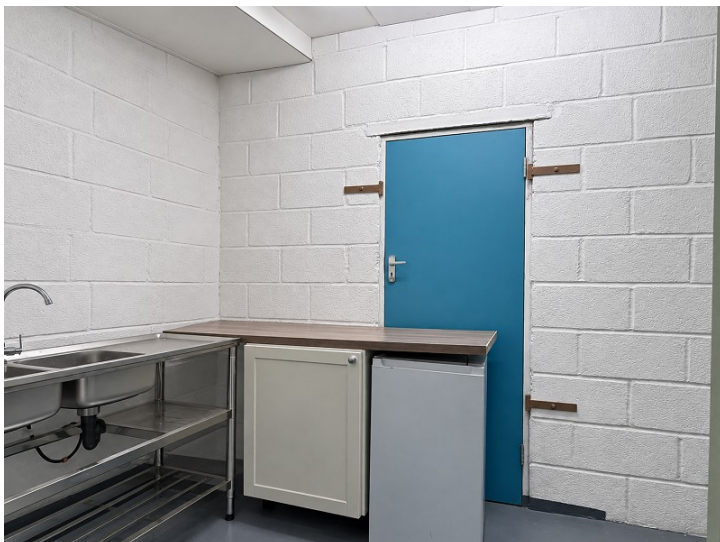
AVAILABLE NOW! EXCELLENT COMMERCIAL UNIT ON A WELL REGARDED SMALL INDUSTRIAL ESTATE IN BADGWORTH, WEARE, AXBRIDGE!

The unit is offered to let with approximately 875sqft of internal space, currently divided into four rooms with a mezzanine level over the office space within. On site parking, various lease terms considered. 3 months rent required up-front. Deposit £450. EPC: E.

Description

Badgworth Barns is a small, established commercial estate situated on Notting Hill Way in the rural village of Weare, near Axbridge. Surrounded by attractive Somerset countryside, the development offers a peaceful working environment while remaining conveniently placed for Axbridge, Cheddar and Wedmore.

The nearby A38 provides access towards Bristol, Weston-super-Mare, Bridgwater and Bristol Airport, while Junction 22 of the M5 is within easy reach for wider regional connections.





Internal Description

The unit provides approximately 875 sq ft of accommodation, split into four areas that can be reconfirmed subject to the landlords consent.

The layout currently comprises of:

A large main storage room, with pedestrian and separate roller door access from the parking area. This room has a carpeted seating area with steps up to the mezzanine level that provides an additional storage option.

Open access to a workshop area with built-in shelving and spotlights.

An enclosed office space with flooring and spotlights.

A kitchen area with sink and base units. Additional fire-escape door to the rear.

Material Information

The successful tenant will need to provide the first 3 months rental up-front to secure the unit.

The deposit is £450.

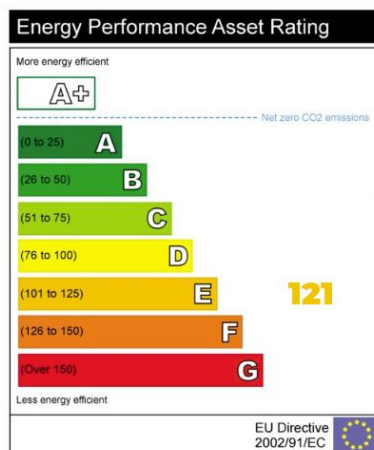
Water is included.

The tenant should expect to assume the responsibility for the electricity supply from the first day of the tenancy.

Farrons Estate Agents will make the electricity supplier aware of the successful tenants details from the first day of the tenancy.



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Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract