



Roadside Retail and Workshop Premises
TO LET



**LOCKING SERVICE STATION, ELM TREE ROAD, LOCKING, WESTON-
SUPER-MARE, BS24 7BE.**

- Prominent roadside position on the busy A371.
- Retail area - 1,135 sq ft (105.50 sq m)
- Workshop - 2,235 sq ft (207.70 sq m).
- Total area - 3,370 sq ft (313.20 sq m)
- Rent: **£18,000 per annum** / £1,500 per month.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608 / 01278 439439

Email: tony@cluff.co.uk

LOCATION – The premises is located along Elm Tree Road, occupying a prominent roadside position on the main commuter road, A371, into Weston-Super-Mare from the nearby villages of Banwell, Churchill, Winscombe and Cheddar.

The M5 is less than three miles away at J21.

DESCRIPTION – The property includes the ground floor retail area and the rear workshop, the latter with access from the front of the property as well as rear access within the rear yard area. There are also internal pedestrian doorways providing reciprocal access.

The premises have three phase electricity, mains water and drainage. The front retail area has a tiled floor, suspended ceilings and large glazed windows along the frontage.

The rear workshop has a concrete floor, breeze block walls, with a large wood frame part glazed front sliding door entrance (height 3.40 m, width 5.50 m) and a large electronic roller shutter door (height 3.25 m, width 4.05 m) leading out to the rear yard. The minimum eaves within the workshop is 3.65 m rising to 6.50 m.

ACCOMMODATION – Floor areas:-

Ground Floor:

Retail Area – 1,138 sq ft / 105.76 sq m

Workshop 2,235 sq ft / 207.70 sq m

Total – **3,370 sq ft / 313.20 sq m**

BUSINESS RATES – The 2017 Rateable Valuation is £11,250. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

TERMS – The premises is available via a new lease, for a period of 18 months at an annual rent of **£18,000**.

A new lease by arrangement may be considered.

EPC – E113.

LEGAL COSTS – Each party to bear their own legal costs.

VIEWINGS – Please contact:

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.