


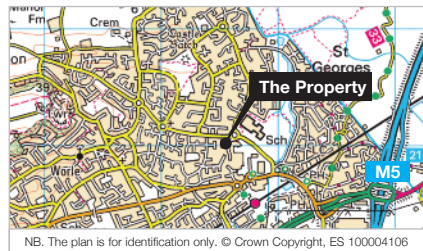
## Weston-super-Mare

**Units 7-12 Worle Industrial Centre  
Coker Road  
Avon  
BS22 6BX**

- **Freehold Industrial Estate Investment**
- Fully let and comprising six units
- Providing a total 1,988.4 sq m (21,403 sq ft) of accommodation
- Situated in an established industrial location
- Located close to Junction 21 of M5 Motorway 
- Total Current Rents Reserved

**£86,900 pa**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Weston-super-Mare is a busy resort town located at the mouth of the River Severn some 21 miles south-west of Bristol and serves a population of 69,000. The town is within 4 miles of Junction 21 of the M5 Motorway and has regular rail services.

The property is situated 1 mile west of Junction 21 of the M5 Motorway in an established light industrial estate, accessed from the Queen's Way roundabout. Opposite the property is an established retail park anchored by Sainsbury's.

Occupiers close by include Sainsbury's, TK Maxx, McDonald's, Clarks, Argos, Homebase and Kwik Fit, amongst others.

### Description

The property is arranged to provide six industrial units arranged in a parade. Each property benefits from 5 car parking spaces in the forecourt. Unit 12 has a yard to the side.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating Ranges 36-118 Bands B-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
7	Worle Glass & Joinery Limited (1)	Ground Floor 226.50 sq m (2,438 sq ft) First Floor 29.20 sq m (314 sq ft) Mezzanine 116.00 sq m (1,249 sq ft)	5 years from 25.12.2017 (2) FR & I	£15,500 p.a.	Reversion 2022 (2)
8	P Gerrish Esq (t/a Petmania)	Ground Floor 227.90 sq m (2,453 sq ft) First Floor 17.80 sq m (192 sq ft)	7 years from 15.11.2016 (3) IR & I	£14,500 p.a.	Reversion 2023 (3)
9	WWP Direct Limited (4)	Ground Floor 229.60 sq m (2,471 sq ft) Mezzanine 70.10 sq m (755 sq ft)	5 years from 25.03.2014 IR & I subject to a schedule of condition	£13,500 p.a.	Reversion 2019
10	Smart Water Coolers Ltd (t/a GlugGlugGlug)	Ground Floor 228.00 sq m (2,454 sq ft) First Floor 51.70 sq m (557 sq ft) Mezzanine 30.40 sq m (327 sq ft)	10 years from 25.03.2014 (5) R & I subject to a schedule of condition	£13,500 p.a.	Reversion 2024 (5)
11	M Neilson Esq (t/a HPS Furniture)	Ground Floor 228.30 sq m (2,457 sq ft) Mezzanine 228.30 sq m (2,457 sq ft)	10 years from 24.06.2014 (6) FR & I	£15,400 p.a.	Reversion 2024 (6)
12	K Young Esq (t/a Worle Autos Total Weston-super-Mare)	Ground Floor 232.40 sq m (2,502 sq ft) First Floor 20.80 sq m (224 sq ft) Mezzanine 51.40 sq m (553 sq ft)	7 years from 25.12.2016 FR & I subject to a schedule of condition	£14,500 p.a.	Reversion 2023
<b>Total</b>		<b>1,988.40 sq m (21,403 sq ft)</b>	<b>Total £86,900 p.a.</b>		

- (1) The lease is subject to a personal guarantee.
- (2) The lease provides for a tenant's break after 2.5 years.
- (3) The lease provides for a tenant's break after 3.5 years.
- (4) The tenant has sub-let the first floor offices on unknown terms.
- (5) The lease provides for a tenant's break after 5 years (not exercised).
- (6) The lease provides for a tenant's break after 5 years.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** S Robins Esq, Gabbittas Robins Solicitors. Tel: 01628 472600 e-mail: [stephen.robins@gabbittasrobins.co.uk](mailto:stephen.robins@gabbittasrobins.co.uk)



