TO LET (may sell)

Oldmixon Crescent

Weston-super-Mare, BS24 9AX

Open storage land – 2.14 acres (0.87 ha)



alder king

PROPERTY CONSULTANTS

Location

The site is located on Oldmixon Crescent which is accessed directly off Winterstoke Road (A370), Weston-super-Mare.

The M5 (junction 21) is 4 miles to the East with Weston-super-Mare town centre 2 miles to the North.

Bristol is approximately 22 miles to the North East with the M4/M5 Interchange at Almondsbury within 23 miles.

Access to South Wales is via Junction 18a of the M5 at Avonmouth which links to the M49.

M5

4 miles east

M4

25 miles northeast

Bristol

22 miles

Bridgwater

17 miles



Site

Description
The plot comprises a secure enclosed site with two entrances from Oldmixon Crescent.

The site is surfaced with a mixture of concrete and consolidated stone.

Services
We are advised that main services are available. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Site area	**2.14 acres**	**0.87 ha**



Planning | Rates | Terms

Planning
All parties should make their own enquiries to the Planning Department of North Somerset Council - Tel: 01275 888 811 or www.n-somerset.gov.uk

Business Rates
Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment **www.voa.gov.uk.**

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**

Legal Costs
Each party is to be responsible for their own legal costs.



Lease
The property is available on a new full repairing lease for a term of years to be agreed to be drafted outside the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

The lease will incorporate five yearly upward only rent reviews to the greater of open market rental or annual compound CPI subject to a minimum of 2% and maximum of 5% per annum.

Rent
The property is offered at an initial rental of £120,000 per annum exclusive of VAT.

Purchase Option
Consideration will be given to sale of the freehold interest with further details available upon request.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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Date: **September** 2024
Subject to Contract

Important Notice

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.