FOR SALE

The Longton Industrial Estate

Winterstoke Road, Weston-super-Mare BS23 3YB

Open Storage Plot – 0.44 acres (0.18 hectares)

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Location

The site is located on The Longton Industrial Estate and 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.

M4	M5	Weston-super-Mare	Bridgwater
4 miles east	25 miles northeast	1 mile west	17 miles

Description | Planning | Rates | Terms

Description
The site comprises a secure fenced yard with access from The Longton Industrial Estate. The site is surfaced with a mixture of tarmac and concrete.

The right of access to the site will be over the hatched area on the plan with the vendor reserving the right to vary the access rights if required.

Area	Acres	Hectares
Site area	**0.44**	**0.18**

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 in advance of commitment.

Planning
Any occupier should make their own enquiries to the Planning Department of North Somerset Council. Tel: 01275 888811 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**

Terms
The freehold interest in the property is available to purchase subject to participation in the wider estate service charge.

Purchase Price
Offers in excess of £295,000 excl VAT

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

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

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

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Viewing Arrangements

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

Alder King Property Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: ES/101031
Date: March 2025
Subject to Contract

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Important Notice

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1. Money Laundering Regulations 2017

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.