

# FOR SALE

**Plot 2 Sunnyside Road North**  
Weston super Mare, BS23 3PZ

Detached commercial unit

- 8,355 sq ft warehouse & offices
- 7,782 sq ft mezzanine



# Location

The property is located off Sunnyside Road North, approximately half a mile from the centre of Weston Super Mare and just a few hundred meters from the A370 (Marchfields Way), the principal route into the town.

Junction 21 of the M5 lies approximately 3 miles to the northeast via Herluin Way.

M5



3 miles northeast

Weston Super  
Mare

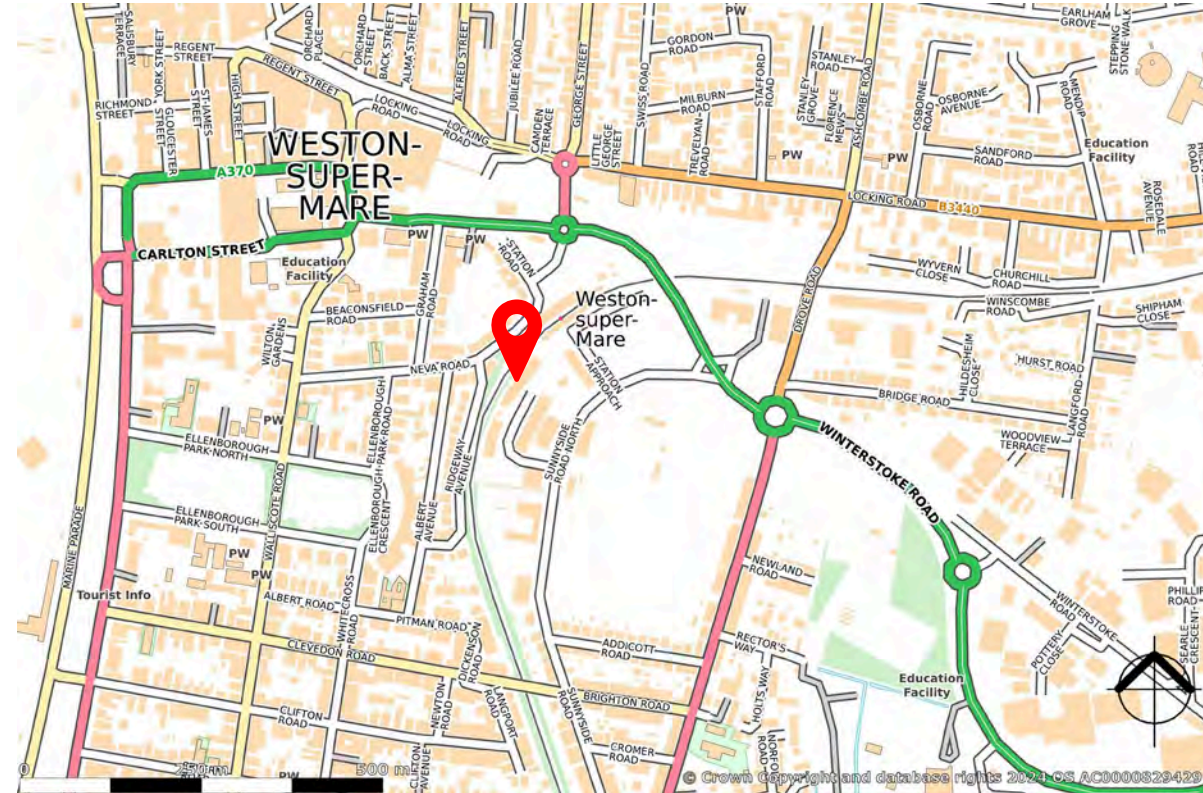


0.5 miles

Bristol



22 miles



# Accommodation

### Description

The property comprises a detached warehouse unit that incorporates a trade counter within a secure yard.

The property benefits from ground floor offices and welfare facilities and a full first floor mezzanine.

The property is accessed via a pedestrian entrance and a single loading door located in the front elevation.

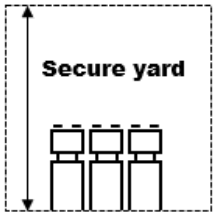
### Parking

The property has a total of 6 parking spaces located in front of the trade counter, with a further 4 spaces to the side of the building.

### Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

| Area                                      | sq ft  | sq m     |
|-------------------------------------------|--------|----------|
| Ground floor warehouse                    | 4,464  | 414.71   |
| Trade counter and ancillary accommodation | 3,891  | 361.48   |
| First floor mezzanine                     | 7,782  | 722.97   |
| TOTAL                                     | 16,137 | 1,499.17 |



Loading door x 1



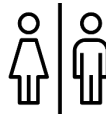
On-site parking



Kitchenette



WC facilities





# Planning | Rates | EPC | Terms

## Planning

The property has planning consent for uses falling within Use Class B1 and B8. Occupiers should make their own enquiries to the Planning Department of North Somerset Council - Tel: 01934 888 888 / [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

## Business Rates

From 1<sup>st</sup> April 2026 the property has a ratable value of £70,500.

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](http://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](#).

## Energy Performance Certificate

The property has an energy rating of C (58). The certificate is available upon request.

## Terms

The property is offered by way of disposal of the freehold interest.

## Purchase Price

£1,275,000 exclusive of 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 purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## AML

A successful purchaser will be required to provide relevant information to satisfy 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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**AK Ref:** ES/SC/102840    **Date:** August 2026    **Subject to Contract**



COMMERCIAL  
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### 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 advice from a specialist source.

