



THE PROPERTY OUTLET

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Moor Road, Banwell, Weston - Super - Mare, North Somerset, BS29 6ET

£545 PCM

TO LET



- 1 Bedroom Commercial Property
- Unfurnished
- Commercial Unit
- Double Glazing
- Gated Entrance
- Motorway Networks Near
- Council Tax Band:

- Freshly Painted
- Secure Storage
- Office Space
- Double Glazing
- New Conversion
- Available Now

Description:

* AVAILABLE NOW *

COMMERCIAL OFFICE WITH OWN KITCHEN & WC. Positioned on the outskirts of WESTON-SUPER-MARE, between BANWELL & ROLSTONE is this WELL PRESENTED UNIT suitable for a variety of uses. Situated within a SMALL DEVELOPMENT, the unit comprises of a LARGE LIGHT OPEN ROOM with rural views & is FULLY CARPETED & WIRED FOR PHONE/INTERNET USAGE. It has its OWN KITCHEN & WC. There is plenty of PARKING directly outside. There is also a COMMUNAL BLOCK which houses further KITCHEN FACILITIES & 3 TOILETS, along with facilities suitable for DISABLED PERSONS. M5, Junction 21 is approx. 4 miles & Weston - Super - Mare is 7 miles. Unit 2 – 561 sq. ft (52.18 sq. m). Exclusive of the rent per month there is a SERVICE CHARGE of £60 per month that includes building insurance, upkeep of the external building & maintenance of the car park & kitchen/toilet block.

Accommodation:

MAIN OFFICE (Ground Floor)
TOILET & KITCHEN (Ground Floor)
LOBBY OFFICE (Ground Floor)

Security Deposit:

£850.00

Tenancy Length:

The landlord is willing to rent the property for a minimum of 24 Months.

The Property Outlet

52 Filton Road, Horfield, BS7 0PB
lettings@thepropertyoutlet.com

0117 935 45 65

Reserving A Property:

If you view a property with us that you would like to reserve, you will need to pay a Holding Deposit of one week's rent. This reserves the property whilst your application is being processed.

Please Note: Your Holding Deposit will be withheld if you change your mind, or any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Your Holding Deposit will only be repaid to you, should the landlord decline your initial request to reserve the property or if the landlord withdraws from the let before the Deadline for Agreement.

Your Holding Deposit will be used to contribute towards your first month's rent. The remainder of the first month's rent & your Damage Deposit will need to be paid to us 5 DAYS BEFORE the tenancy start date.

Fees:

You will receive Your Holding Deposit Explained document for you to sign before you reserve a property, along with a copy of the Tenancy Agreement. When you have paid a Holding Deposit, you will be given our Holding Deposit Contract Tenant Information Sheet which lists our Tenant Fee Schedule of Permitted Fees, details everything which will become payable before, during and after the tenancy. This will include confirmation of the agreed rent and the deposit.

For any other information about our fees, please contact our office.

Disclaimer:

The Property Outlet take every step to ensure that the description of properties are accurate, however these are intended only as a guide & tenants must satisfy themselves by inspection. Any services, systems & appliances listed in the specification have not been tested by us & no guarantee as to their operating ability or efficiency is given. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Energy Performance Certificate:

This home's performance is rated in terms of the energy use per square metre of floor area. Energy efficiency based on fuel costs & environment impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is & the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Opening Times

Monday 09.00 - 18.00
Tuesday 09.00 - 18.00
Wednesday 09.00 - 18.00
Thursday 09.00 - 18.00
Friday 09.00 - 18.00
Saturday 09.00 - 16.00
Sunday Closed

For All Your Property Needs – Lettings – Property Management – Sales – Mortgages – Insurances.

Since 2006, We Have Been Successfully Letting & Selling Properties All Over Bristol, South Gloucestershire & North Somerset

THE PROPERTY OUTLET LIMITED | 52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB | 0117 935 45 65