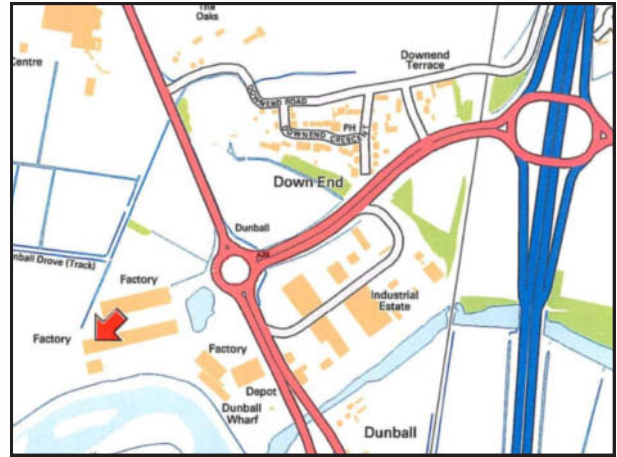




FOR SALE / TO LET

**Unit 112 Bridgwater Business Park, Dunball, Somerset
TA6 4TB**

- Mid-terrace industrial unit
- GIA 326.29 sq m (3,512 sq ft).
- Situated ½ mile west of Junction 23 of the M5



LOCATION

The property is located within the Bridgwater Business Park, a collection of refurbished warehouse units adjacent to Dunball and approximately ½ mile west of Junction 23 of the M4 motorway.

Dunball is a small hamlet located on the A38 approximately 5 miles south of Burnham-on-sea and 2 miles north of Bridgwater.

DESCRIPTION

The property comprises a mid terrace refurbished industrial unit of steel trussed frame construction with a double pitched roof, profile steel cladding and blockwork walls to 2 meters on the front elevation. The unit has a 5 meter roller shutter door and an eaves height of 6.6 meters.

Internally there are integral roof light panels and suspended halogen box lights above a concrete floor.

ACCOMMODATION

The Gross Internal Area of the property is:-

	sq m	sq ft
GIA	326.29	3,512

RATEABLE VALUE

£14,250 per annum.

TENURE

Long Leasehold - 999 year lease from 13 July 2007.
- Ground Rent £100 per annum.

ASKING PRICE

FOR SALE: Offers invited in the region of £160,000.
TO LET: £3.50 psf, equating to £12,292 per annum.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWINGS

All viewing appointments are to be made through the vendors sole selling agents:

Chris Wakeman / Forbes Watt
Tel: 0117 934 2756
0117 934 2768

E-mail: chris.wakeman@edwardsymmons.com
forbes.watt@edwardsymmons.com

Harford House, Frogmore Street, Bristol BS1 5LZ

Misrepresentation Act 1967

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- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

