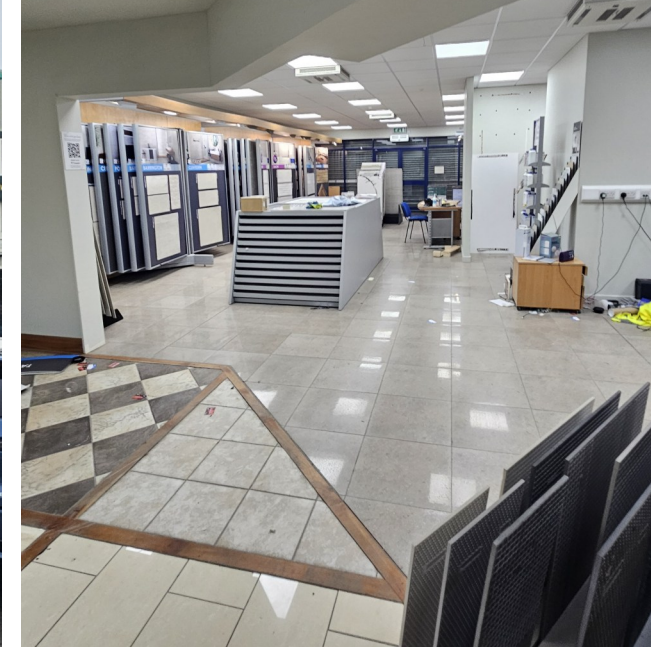


# TO LET— PROMINENT TRADE UNIT

Unit A, 22 Phillips Road, Weston-super-Mare, BS23 3UZ



- A prominent retail warehouse totalling 3,830 sq ft ideal for trade users with a maximum height of 6.77m.
- Parking and vehicle access is available to the front and rear.
- Located in an established commercial district close to many national trade and retail occupiers.
- Easy access to Junction 21 of the M5 motorway.
- Available to let on terms to be agreed.



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
01934 261828

## LOCATION

The property is situated in a prominent position on Phillips Road in the well-established commercial, retail and trade district of Searle Crescent, approximately 1 mile east of Weston-Super-Mare town centre. Access to the M5 at Junction 21 lies approximately 3 miles to the east via the A370 dual carriageway. Neighbouring national occupiers include Majestic Wine, Waitrose, Asda, Living Homes, Travis Perkins, Plumbase, Huws Gray, Bookers and Easy Bathrooms.

## DESCRIPTION

The property is a semi-detached trade unit comprising a ground floor retail warehouse currently configured as a trade showroom to the front and warehouse to the rear with a high eaves (maximum height 6.77 m) There are two pedestrian entrances at the front of the property with marked parking for 17 cars. To the rear there is a service yard to access a full size commercial roller shutter door and another pedestrian entrance.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal floor area as follows:

Showroom and warehouse: 3,830 sq ft (355.77 sq m)

## TENURE

The property is available to let as a whole only on terms to be agreed.

## RENT

Upon application to the agents.

## PLANNING

The current use is a retail warehouse and general warehouse. A change of use would be subject to planning and we advise interested parties to make enquiries with North Somerset Council.

## BUSINESS RATES

In accordance with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:

Rateable Value: £48,250  
Rates Payable (2024/2025): £24,077

## ENERGY PERFORMANCE CERTIFICATE

The property has a rating of B (37). Details available on request.



## VAT

Rent is subject to VAT at the prevailing rate.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

FAO: Tom Gibbons  
Email: [tg@burstoncook.co.uk](mailto:tg@burstoncook.co.uk)  
Tel: 01934 261 828

FAO: Chloe Burston  
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Tel: 0117 314 9952

## SUBJECT TO CONTRACT

February 2025

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