

FOR SALE

Hootons.



**Unit 505 Worle Parkway
Weston-Super-Mare**

Office Investment

£435,000

LOCATION

Worle Parkway is located approximately 0.7 miles from Junction 21 of the M5 via the A370 and is situated adjacent to Worle Parkway railway station.

Weston-Super-Mare town centre is approximately 3 miles to the west. There is good access to Bristol City Centre which is approximately 14 miles to the north, Bristol Airport is 7 miles away and Taunton lies approximately 20 miles to the south.

DESCRIPTION

The premises comprise two storey offices incorporating gas central heating, fire alarm, suspended ceilings, carpeting to office areas and toilet facilities on each floor. Externally there are 12 car parking spaces.



TENURE

The premises are held on a 999 year long leasehold interest from Worle Management Limited which the owners have a share in. The lease is from 2003 and is subject to a peppercorn rent.

TENANCY

The property was let on 19th April 2023 to Finch & Associates Ltd on a ten year full repairing and insuring lease with a tenants break at the end of year five, with an initial rent of £32,000 per annum exclusive.

PRICE

We are seeking offers in the region of £435,000 which would show a net initial yield of 7.05% after purchasers costs at 4.39%.

VAT

The property is elected for VAT and it is therefore chargeable.

SIZE & FLOORS

Ground floor office:	103.40 sqm	1,113 sq ft
First floor office:	107.30 sqm	1,155 sq ft
Total:	210.70 sqm	2,268 sq ft

EPC

The property has an EPC rating of C (70).

BUSINESS RATES

Ground floor Rateable Value: £15,500

First floor Rateable Value: £16,000

12 Car spaces Rateable Value: £4,300

Rates Payable (2023/24) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

LEGAL COSTS

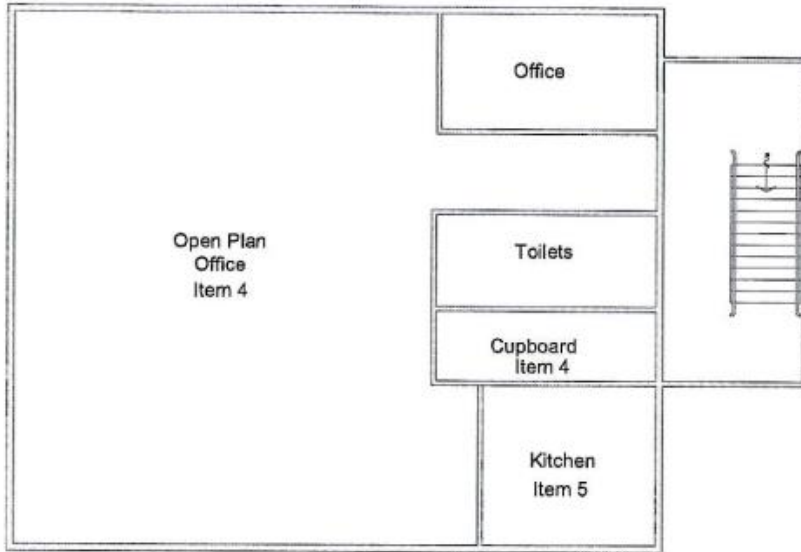
Each party will be responsible for their own legal costs in connection with this transaction.

ANTI-MONEY LAUNDERING

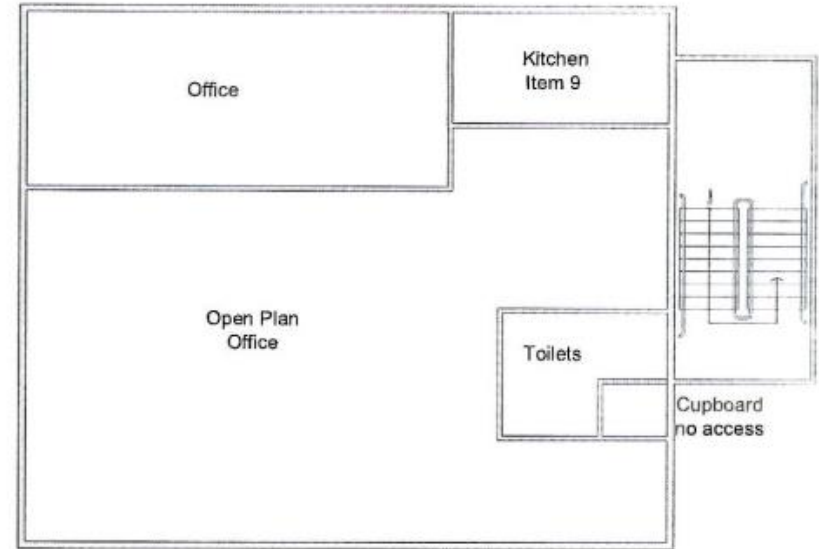
In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

FLOOR PLAN

Ground
Floor



First
Floor



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For further information or to arrange a viewing, please contact the sole agents:

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