

**SUITE 4 - THE SHIP  
BANWELL SOMERSET  
BS29 6DA  
OFFICE SUITE TO LET**



**44 SQ.M (474 SQ.FT.)**

- SELF CONTAINED CHARACTER OFFICE SUITE IN VILLAGE SETTING
- CONVERSION IN GRADE II LISTED 16TH CENTURY COACHING INN
- HIGH QUALITY FINISHES
- SELF CONTAINED WC & COMMUNAL FACILITIES INC. KITCHEN
- EXCELLENT CAR PARKING AVAILABLE
- SECURE BUILDING
- IMMEDIATE POSSESSION

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[email@croninpage.co.uk](mailto:email@croninpage.co.uk) VAT Registration No: 667144519

**LOCATION**

Banwell is situated approximately 5 miles to the south east of Weston Super Mare and some 2.5 miles from junction 21 of the M5 Motorway. There is easy access to Bristol International Airport via the A38 (10 miles) and the main line rail network at Weston Super Mare.

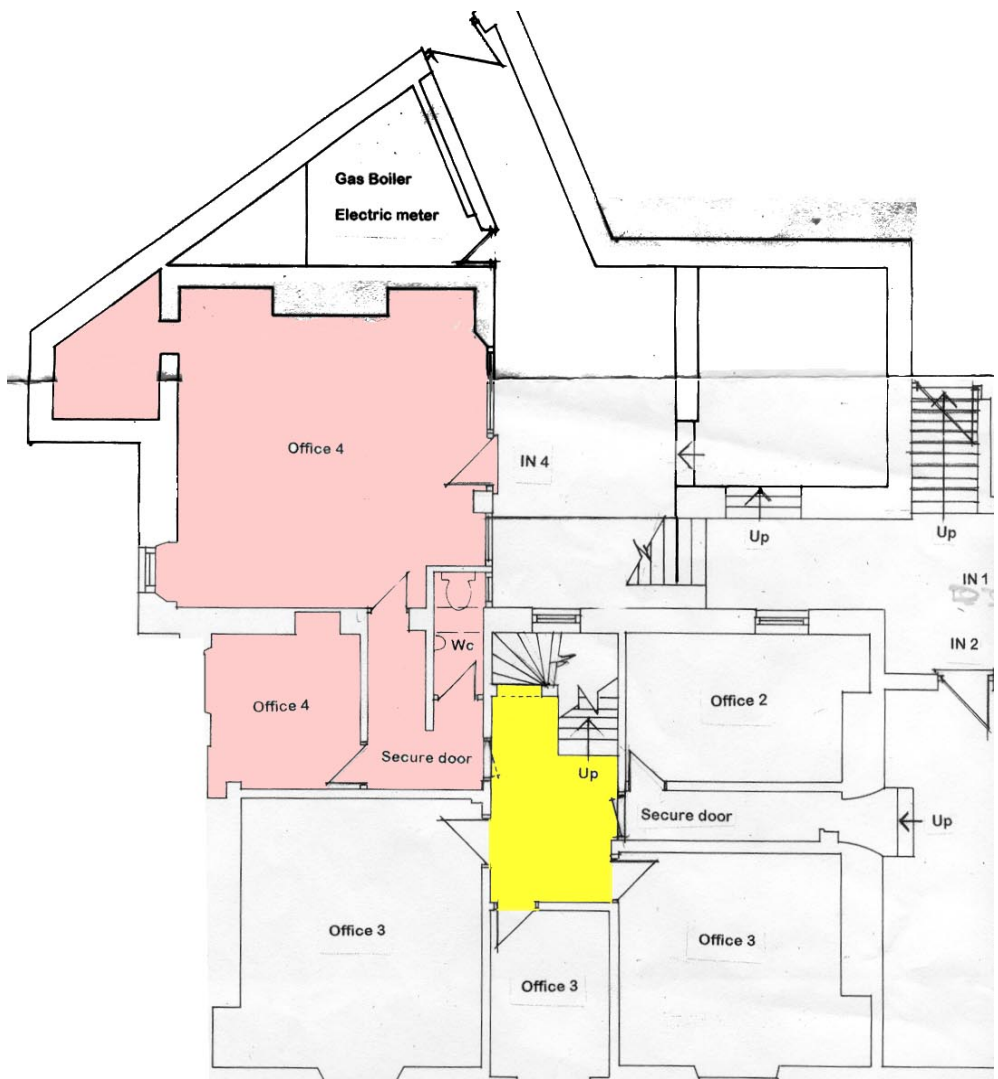
The Suite is situated at the heart of the village which also has the benefit of several shops (including Post Office) and a number of pubs.

**DESCRIPTION**

Self contained office suite in attractive courtyard setting in keeping with the historic nature of the building. The Suite provides well-fitted space with the benefit of carpets, lighting and heating.

Access to the Suite is provided through its own front door and has the benefit of a zoned security system allowing access at all times.

There is a self-contained WC within the Suite as well as larger communal facilities including kitchen within the building.



**First Floor Plan**

W 2

**CAR PARKING**

The Suite has an allocation of 3 spaces with additional visitor parking available.

**TENURE**

The accommodation will be available on the basis of a 2 year licence agreement to allow flexibility for growing companies.

**TERMS**

The accommodation will be available at a rent of £6,300 pa excluding VAT, rates, service charge, electricity and gas.

**SERVICE CHARGE**

A service charge based on 11% of the total costs for cleaning maintenance and security will be payable quarterly on account. (Current charge equates to less than £2.00 per square foot per annum plus VAT)

**RATES**

The building is still awaiting final assessment. Details available on application.

**SECURITY BOND**

A security bond of £1000 is required from the ingoing tenant in respect of fittings and fixtures. The deposit will be returned at the end or sooner determination of the licence less any amounts for damage and decoration required.

**VIEWING AND FURTHER INFORMATION**

Please contact sole letting agents Cronin Page Tel 0845 60 700 60

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The Property Misdescriptions Act 1991 - The agent has not tested any apparatus equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.