



A&F

Brent Street, Brent Knoll
£75,000



**A RARE OPPORTUNITY TO PURCHASE THIS SINGLE STOREY BRICK BUILT BUILDING
HAVING A TILED ROOF**

- 3 OFFICES
- PARKING FOR 8 VEHICLES
- KITCHENETTE & WC

The Old Telephone Exchange, Brent Street, Brent Knoll, Somerset, TA9 4BD

TO VIEW:

PLEASE KINDLY NOTE:

All viewings are strictly by appointment, limited to 15 minutes and are limited to 2 persons from one household, with all visiting parties please wearing face masks and kindly adopting a 'no-touching' protocol inside all our vendors' properties. Many thanks for your kind co-operation during these uncertain times.

SITUATION:

Brent Knoll is a much favoured village to be found between Burnham-on-Sea and Weston-super-Mare. This particular building offers various possibilities, subject, of course, to any relevant consents. Village amenities include churches, primary school and public houses.

THE PREMISES:

The property is to be found on a level plot and benefits from mains Electricity Water & Drainage. Gas is nearby. The premises, with the benefit of an outside water tap, is accessed via a dropped kerb and on the level plot there is parking for at least 8 standard vehicles.

ENTRANCE LOBBY

OFFICE: 10'5 x 13'9 max (3.18m x 4.19m max)

Dimplex electric night storage heater. Double glazed obscure glass window. Television and telephone points.

OFFICE: 10'5 x 9'1 (3.18m x 2.77m)

High level electric meter cupboard. Shelf, telephone point, electric night storage heater point and two windows.

OFFICE: 10'5 x 8'10 (3.18m x 2.69m)

Dimplex electric night storage heater and dual aspect windows. Loft access.

REAR LOBBY: 5'8 x 4'9 (1.73m x 1.45m)

Door to Rear.

KITCHENETTE & WC: 5'6 x 5'3 (1.68m x 1.60m)

Dated drawer/cupboard unit with worktop over. Single drainer sink unit of circular bowl with water tap and water heater over. Low level WC. Obscure glass window with inset extractor fan. Part tiled walls, mirror, towel rail and toilet roll holder. Loft access.

SERVICES:

Mains Electricity, Water & Drainage are available, but not connected at present. Gas is nearby.

TENURE:

Freehold

Vacant Possession on Completion.

NO ONWARD CHAIN

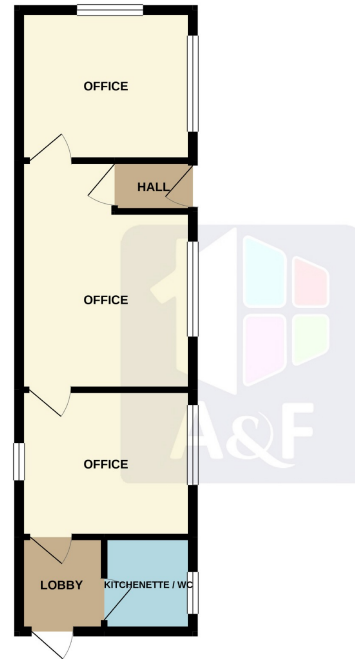
OUTGOINGS:

Sedgemoor District Council

Please make your own enquiries of Sedgemoor DC for Business Rates - there has not been a business at these premises for some years now.

Details by: AA

GROUND FLOOR
390 sq. ft. (36.3 sq. m.) approx.



TOTAL FLOOR AREA: 390 sq. ft. (36.3 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Hologram 02000

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent.

For further information about the Consumer Protection from Unfair Trading Regulations 2008 see - <http://www.legislation.gov.uk/uksl/2008/12277/contents/made>

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