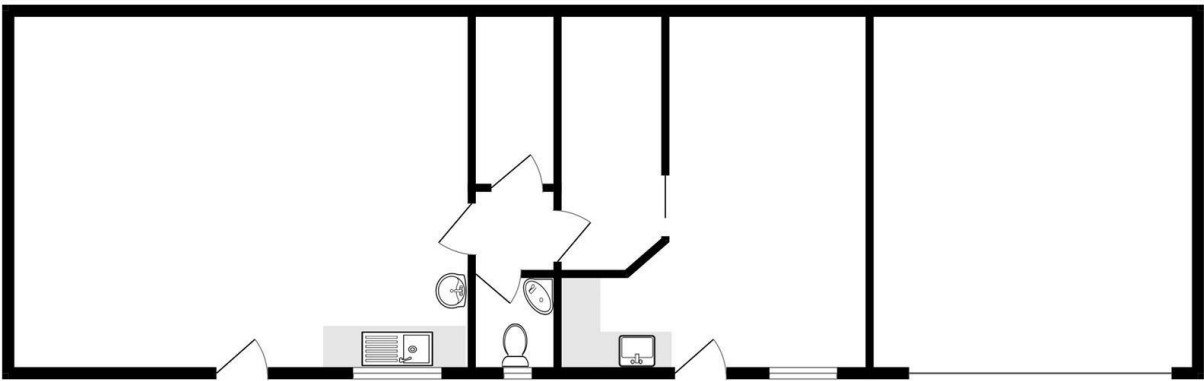


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.
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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. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and 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 property is offered subject to being unsold.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Rockhill Estate Wellsway, Keynsham, Bristol, BS31 1PF



£225,000

Rare opportunity to acquire a freehold single storey commercial unit within walking distance of the Town Centre.

- Overall 89sqm (956sqft)
- Workshop, office and storage unit
- Flexible accommodation
- Ideal for SIPP, owner occupation or investment



Rockhill Estate Wellsway, Keynsham, Bristol, BS31 1PF

A rare opportunity to acquire a refurbished single storey commercial property in good order throughout. With stone and rendered elevations beneath a tiled pitched roof.

Comprising, units 2, 11A & 11B Rockhill being sold as one unit extending to a net area of approx 89sqm (958sqft)

Unit 2 - 37sqm (398sqft) Previously used for food preparation suitable as workshop, store or offices. Stainless steel sink and wash basin. separate store and cloakroom with WC.

Unit 11B 26sqm (280sqft) Store/office with timber partition section and fitted kitchen.

Unit 11A 26sqm (280sqft) Lock up storage/garage unit with electric roller shutter door.

There is the right to park two cars close by.

Rateable Value: £11,250. Presently assessed including unit 11 which is excluded from the sale (but available separately). The unit will need to be reassessed for business rates on sale which should result in a lower assessment which may qualify for 100% small business relief.

Energy Performance Certificates: Unit 2 104E, 11A 77D and 11B 61C

Viewing: Strictly by appointment through the agents.

