



Unit 1E
Valley Line Industrial Park
Wedmore Rd
Cheddar
BS27 3EE

Industrial Premises: 1,500 Sq Ft (139.31 Sq M)

- Located on an established trading estate.
- Rare freehold availability.
- Good yard provision.
- Good access to A38 into Bristol.

LOCATION

Valley Line Industrial Park is an established commercial estate situated on Wedmore Road, approximately 1 mile east of Cheddar town centre. The estate benefits from excellent connectivity to the wider Somerset and South West road network, with Junction 22 of the M5 motorway approximately 10 miles to the west via the A38. Nearby occupiers include a range of trade, industrial and business users, providing an established and proven commercial location.

DESCRIPTION

Unit 1E comprises a self-contained industrial/warehouse unit within the well-established Valley Line Industrial Park. The property is suitable for a variety of light industrial, storage and trade counter uses and benefits from dedicated loading access, forecourt parking and flexible open-plan accommodation. The unit is located within a busy business environment and offers occupiers a practical and accessible base within the heart of the Cheddar Valley.

QUOTING PRICE

£215,000 exclusive

TENURE

The freehold property is available to purchase.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

From our on-site check measurements, we have calculated the following gross internal floor areas:

	Sq M	Sq Ft
Ground Floor	139.31	1,500
Total	139.31	1,500

LEGAL COSTS

Each party to be responsible for their own legal costs

VAT

All Prices Quoted are exclusive of VAT.

PLANNING

Interested parties must satisfy themselves that their use is compliant.

EPC

An EPC has been commissioned. Please refer to agent.

VIEWINGS

Strictly through the agents.

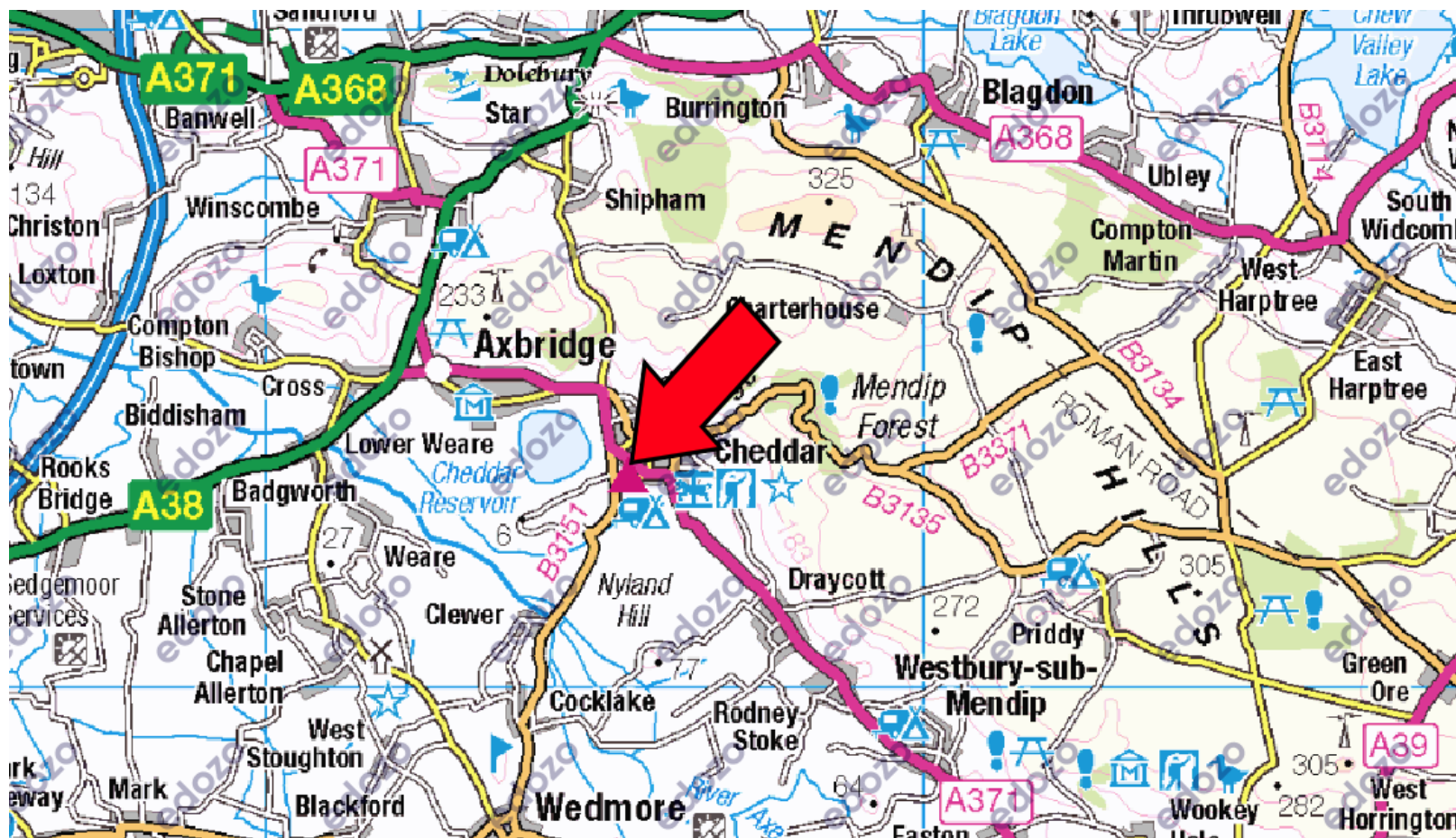
ANTI MONEY LAUNDERING CHECKS

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.



SUBJECT TO CONTRACT

FOR IDENTIFICATIONAL PURPOSES ONLY



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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July 2026

Carter Jonas