BS14 9BZ

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)





Freehold Workshop/Industrial Investment

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Property Information

Freehold Workshop/Industrial Investment • Tenants include an Individual t/a J Motors Limited & Eco Hygiene Limited t/a Grace and Green • Includes 3 x Light Industrial Units • All Let Until 2027 (subject to option) • Busy and Established Central Park Trading Estate • Neighbouring Occupiers Include Numerous Local Trade Counter and Industrial Businesses. Lot Auction 26 13th July 2023 Rent £41,500 per Annum Exclusive Sector Status Industrial/Warehouse Available **Auction Venue** Live Streamed Auction

Location		Description		
Miles	2.5 Miles South-East of Bristol City Centre, 9 Miles North-West of Bath	The property is three adjoining light industrial workshops with Units 803 and 804 comprising accommodation on the ground and a mezzanine floor. Units 803 and 805 benefit from vehicle access loading doors.and external yards.		
Roads	A417, A37, A38, M4			
Rail	Bedminster Railway Station, Bristol Railway station			
Air	Bristol Airport			
		VAT		
Situation				
		VAT is applicable to this lot.		
miles south	ty is situated on the busy established Central Park Trading Estate, 2.5 east of Bristol City Centre. Neighbouring occupiers include numerous counter and industrial businesses.	Completion Period		
Tenure		Six week completion		
Freehold.				
EPC				
Unit 803 - E	Band D, Unit 804 - Band E, Unit 805 - Band E			

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Building	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Unit 803	Ground	Workshop	182.09	(1960)	ECO HYGEINE CARE LIMITED (crn: 09154709) t/a Grace and Green (2)	4 years from 01/07/2023 (3)	£15,000	(01/07/2027)
Unit 804	Ground Mezzanine	Workshop Workshop	96.95 56.99	(1,044) (613)	AN INDIVIDUAL t/a J Motors Limited	5 years from 23/10/2022	£13,500	(23/10/2027)
Unit 805	Ground	Workshop	144.12	(1,551)	AN INDIVIDUAL t/a J Motors Limited	5 years from 31/12/2022	£13,000	(31/12/2027)
Total Approximate Floor Area			480.15	(5168)			£41,500	

⁽¹⁾ The floor areas for Units 804 and 805 stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/results)

⁽²⁾ As to Unit 803, Eco Hygiene Care Limited (crn: 09154709) was incorporated in 2014 and is an eco-friendly & organic toiletries company. The lease has been agreed but not yet completed. It is anticpated that the lease will be completed prior to the auction

⁽³⁾ As to Unit 803, the lease is subject to a tenant option to determine on 01/07/2025. The lease is also subject to a rent free period for 6 months from the commencement of the term. The Seller will pay the Buyer a sum of money equivalent to the rent that would have been paid by the Tenant in the absence of the rent free period.

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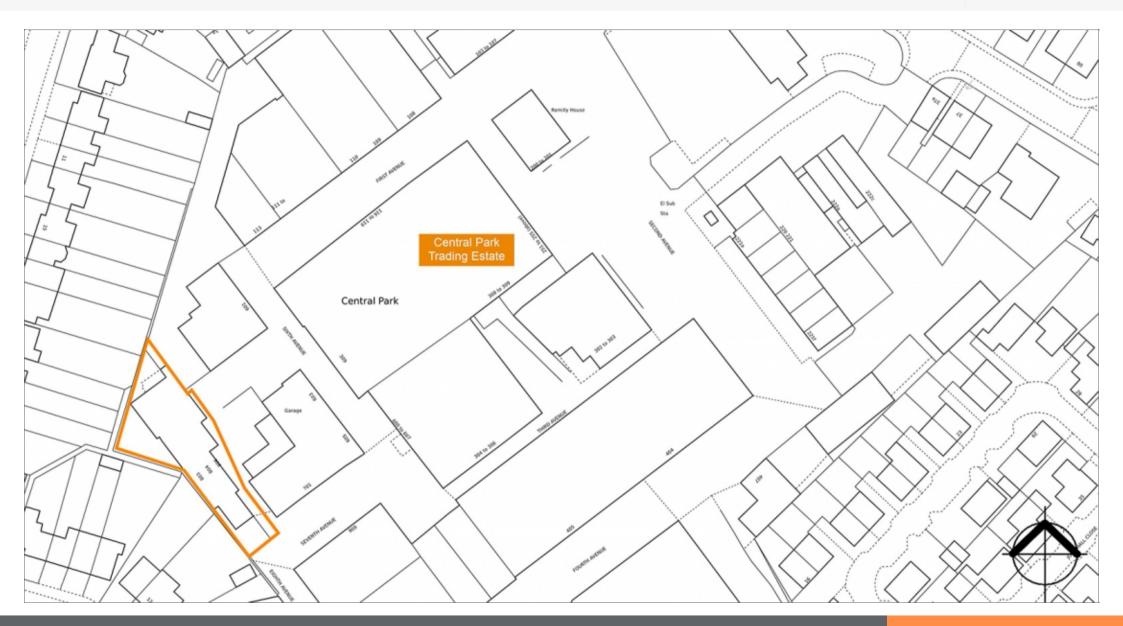




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