

**Lot 26, 803, 804 and 805 Central Park Industrial Estate, Petherton Road, Bristol,
BS14 9BZ**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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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

26

Auction

13th July 2023

Rent

£41,500 per Annum Exclusive
(3)

Sector

Industrial/Warehouse

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

2.5 Miles South-East of Bristol City Centre, 9 Miles North-West of Bath

Roads

A417, A37, A38, M4

Rail

Bedminster Railway Station, Bristol Railway station

Air

Bristol Airport

Situation

The property is situated on the busy established Central Park Trading Estate, 2.5 miles south east of Bristol City Centre. Neighbouring occupiers include numerous local trade counter and industrial businesses.

Tenure

Freehold.

EPC

Unit 803 - Band D, Unit 804 - Band E, Unit 805 - Band E

Description

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.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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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 anticipated 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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Contacts

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September 2020