

Lot 27, 803, 804 and 805 Central Park Industrial Estate, Petherton Road, Bristol, BS14 9BZ

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Workshop/Industrial Investment

- Tenants include Handmade Shaker Kitchens Limited (t/a Olive and Barr) and Two Individuals (t/a J Motors Limited)
- Includes 3 x Light Industrial Units
- Two Units Let Until 2027 and One Until 2029 (subject to options)
- Busy and Established Central Park Trading Estate
- Neighbouring Occupiers Include Numerous Local Trade Counter and Industrial Businesses

Lot

27

Auction

27th March 2024

Rent

£41,500 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

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.

In addition, unit 803 has recently been fully refurbished.

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.	Reversion
Unit 803	Ground & Mezzanine	Workshop	182.09	(1,960)	HANDMADE SHAKER KITCHENS LTD (CRN: 11376894) t/a Olive and Barr (2)	5 years from 28/02/2024	£15,000 (3)	29/02/2029
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 (4)	24/10/2027
Unit 805	Ground	Workshop	144.12	(1,551)	AN INDIVIDUAL t/a J Motors Limited	5 years from 31/12/2022	£13,000 (5)	01/01/2028
Total Approximate Floor Area			480.15	(5,168)			£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, Handmade Shaker Kitchens Limited are a bespoke kitchen design company with showrooms in London, Malvern, Elkstone and Bristol (www.oliveandbarr.com). The lease is subject to a tenant option to determine the lease on 28/02/2027. The lease is also subject to a rent free period from the commencement of the term until 31/05/2024. 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.

(3) As to Unit 803, a rent deposit of £4,500 is held by the Landlord.

(4) As to Unit 804, a rent deposit of £2,250 is held by the Landlord.

(5) As to Unit 805, a rent deposit of £2,166 is held by the Landlord.

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September 2020