

Lot 37, Unit 1 Hither Green, Clevedon, Bristol,

Somerset BS21 6XT

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Investment

- Let to JLC Distribution Limited, (In occupation for 10 years).
- Licence fee paid a year in advance.
- Light Industrial Unit with Vehicle Access Loading Door
- New Roof installed recently.
- Approximately 563.60 sq m (6,067 (sq ft)
- Located on Established Industrial Estate
- Immediately adjacent to M5 Motorway, Junction 20

Lot

37

Auction

25th September 2024

Rent

£45,000 per Annum Exclusive

Status

Available

Sector

Industrial

Auction Venue

Live Streamed Auction

Location

Miles 14 miles west of Bristol, 133 miles west of London
Roads M5 (Junction 20), B3133
Rail Yatton Rail Station
Air Bristol International Airport

Situation

The property is located on a well established industrial estate, 600m east of Clevedon Town Centre. The property also benefits from immediate access to Junction 20 of the M5 motorway allowing for excellent transport links.

Tenure

Freehold.

Description

The property comprises a steel portal framed industrial unit on the ground and first floor benefitting from an eaves height of approximately 5m (16 ft) and a vehicle access loading door. The property also benefits from parking at the forefront for approximately 20 cars.

The Seller has recently installed a new roof on the property.

VAT

VAT is applicable to this lot.

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

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Licence fee (pax)	Reversion
Ground First	Industrial Office	448.94 114.66	(4,832) (1,234)	JLC DISTRIBUTION LTD (CRN: 07395569) (2)	Let on a licence for a term of 12 months from 31st August 2024	£45,000 (Rent has been paid a year in advance)	30/08/2025
Total Approximate Floor Area		563.60	(6.067)			£45,000	

(1) The above floor areas have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/9826068000>)

(2) JLC Distribution are an IT Peripherals distributor servicing the UK, Europe and North America. The business was established in 2010, initially selling our products into the retail, and now exclusively distributing our products to resellers around the world. More information about the tenant can be found at <https://www.jlcdistribution.co.uk/> For the year ending 31st August 2023 JLC Distribution Limited (crn07395569) reported Net Assets of £2,087,826. . (Source: Unaudited Financial Statement, published at Companies House.)

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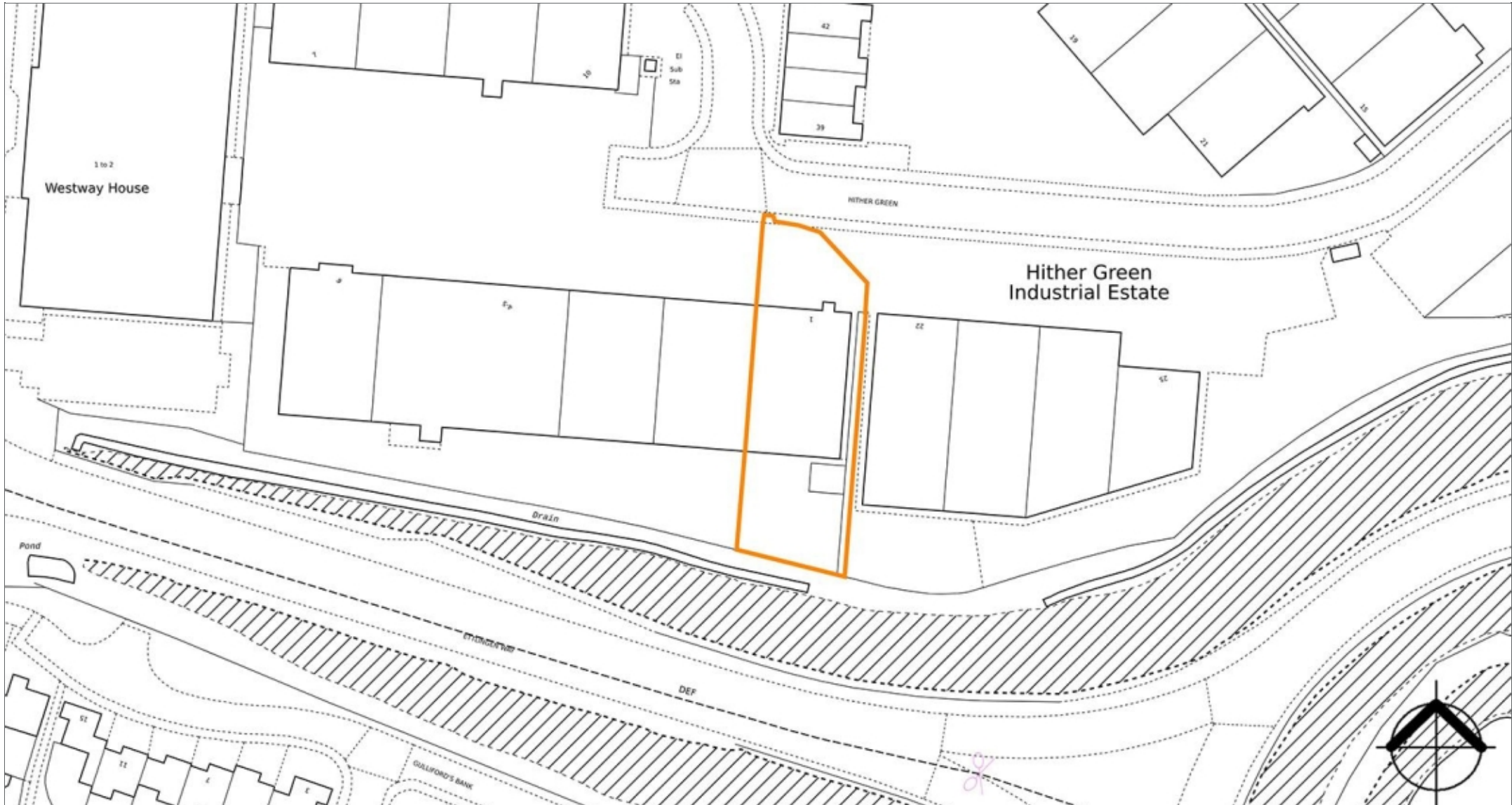
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2024