



6-10 Chapel Lane
Clay Hill
Fishponds
Bristol
BS5 7ES

Industrial / Workshop / Trade Counter Unit

21,725 Sq Ft (2,018 Sq M)
1.28 Acres (0.52 Hectares)

- Rare Freehold Opportunity
- Very low site cover
- Within 1 mile of the M32 Motorway

LOCATION

The Property is situated off Chapel Lane in Fishponds. Bristol City Centre is within 3 miles of the property. Junction 2 of the M32 motorway is within 1 mile of the property, which in turn provides access to the M4 motorway and onto the M4/M5 motorway interchange.

DESCRIPTION

The property is of steel frame construction, with a profiled sheet roof. The elevations comprise of both profiled steel sheet cladding and blockwork. The property has an eaves height of 3.8m and a pitch of 5.8m.

The accommodation comprises of industrial warehousing, trade counter space, along with ancillary office and storage rooms, with kitchen and WC's. The warehouse has two ground loading roller shutter doors.

The building sits within a large 1.28 acre site, with a generous yard laid to concrete and tarmac.

QUOTING PRICE

We are guiding a Freehold price of £2,000,000 exclusive.

SERVICES

We are advised that the property has three phase electricity, mains water and drainage.

VAT

All prices quoted are exclusive of VAT.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	SQ FT	SQ M
Workshop	20,167	1,874
Office / Kitchen / WC	1,558	145
TOTAL	21,725	2,019

TERMS

The property is available by way of a purchase of our clients Freehold interest.

EPC

An EPC has been commissioned.

VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas.



BUSINESS RATES

Prospective occupiers are advised to make their own enquiries in respect of the exact rates payable.

The current rateable value is £89,500.

PLANNING

The property has most recently been used as a trade counter B8. Prospective occupiers are advised to make their own enquiries with the Local Planning Authority, Bristol City Council regarding their intended use:

Tel: 0117 922 3000 or

email: customerservices.ptsd@bristol.gov.uk

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

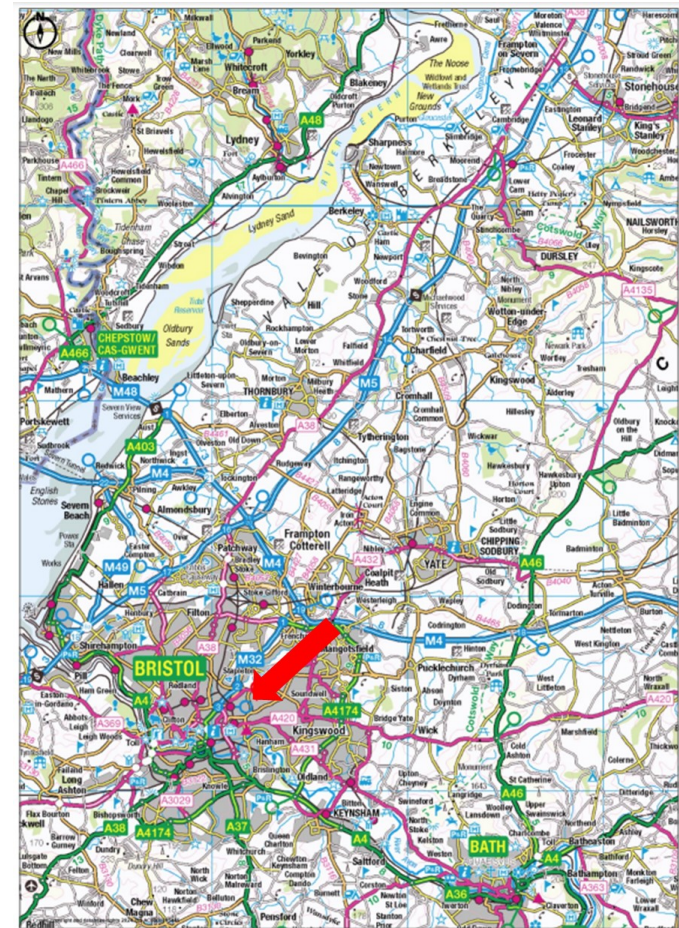


SUBJECT TO CONTRACT



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FURTHER INFORMATION

Should you require further information please contact:

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Carter Jonas