



**TO LET**

# Market Industrial Estate

Unit 2 Market Industrial Estate, Yatton, North Somerset, BS49 4RF

Warehouse / Workshop – 1,598 sq ft (148.46 sq m) net approx.

# Location

The property is situated within Market Industrial Estate, Yatton, near Clevedon, approximately 13 miles south west of Bristol City Centre. There is good access to Junction 20 of the M5 via the B3133 and Junction 21 of the M5 via the A370.



**M5**



**6 miles**

**Bristol**



**13 mile**



# Accommodation

## Description

The property occupies a mid terraced position and is of steel portal frame construction with cavity brickwork/blockwork walls, under a pitched roof.

Access to the building is via a single pedestrian door in the front elevation and to the main workshop area via a manually operated roller shutter door.

Internally, the property benefits from a clear workshop/warehouse area with integral reception/office, WC and kitchenette facilities.

Externally there is a communal forecourt and a dedicated car parking area for in front of the unit.

## Services

We understand the premises benefit from electricity (3 phase), water and drainage.

We can confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor	1,598	148.46
<b>TOTAL</b>	<b>1,598</b>	<b>148.46</b>

# Planning | Rates | EPC | Terms

## Planning

All interested parties should make their own enquiries to the Planning Department of North Somerset District Council.  
Tel: 01934 622 669 or [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

## Business Rates

The property is listed as “workshop & premises” and has a rateable value of £13,750 from 1<sup>st</sup> April 2023.

Interested parties should make their own enquiries to North Somerset District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is E and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease

The property is available on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £17,500 per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

Pembroke House  
15 Pembroke Road  
Clifton  
Bristol  
BS8 3BA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** SC/0164/97918

**Date:** March 2023

**Subject to Contract**



## Sadie Cole

0117 317 1034

07867 847 586

[scole@alderking.com](mailto:scole@alderking.com)

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

