

FOR SALE

Unit 8, Heston House

7-9 Emery Road, Brislington, Bristol BS4 5PF

Workshop with office – 1,225 sqft (113.8 sq m)



Location

The property is located on Emery Road which forms part of the established Brislington Trading Estate, which adjoins the main Bristol to Bath Road (A4), approximately 3 miles south east of Bristol City Centre.

The Avon Ring Road (A4174) provides access to the M32/M4 and the national motorway network.



M4



4 miles southeast

M5



8 miles northwest

Yate



12 miles

Bristol



1 mile

Accommodation

Description

The unit is constructed with brick and clad faced elevations. Inside the property has a full first floor office over the ground floor workshop space. The property also benefits from WC and kitchen facilities.

The ground floor is accessed via a roller shutter door with the first floor accessed by an internal and external staircase.

Ground floor head room is approximately 2.6m. Externally there are two parking spaces.

Services

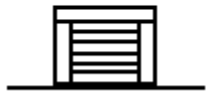
We are advised that services including gas, electricity and water are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Ground floor	661	61.41
First floor	564	52.39
TOTAL	1,225	113.8

Power



Roller shutter



First floor office



2 parking spaces



Kitchenette



WC facilities



► Planning | Rates | EPC | Terms

Planning

We understand the building is suitable for B1 (business), B2 (general industrial) and B8 (storage & distribution) uses but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 2000 or (www.Bristol.gov.uk)

Business Rates

The property is listed on the Valuation Office Agency as “workshop and premises” with a rateable value of £5,200 (April 2023).

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

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

Tenure

The property is held on a Long Leasehold from Bristol City Council for a term of 125 years from 31 December 1980.

A ground rent is payable currently £800 pa excl.

Price

Offers in excess of £130,000 excluding VAT.

Legal Costs

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

VAT

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

AML

A successful purchaser 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

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AK Ref: ES/SC/99442

Date: March 2024

Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

