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## **FOR SALE**

### **UNIT 2, ADVANTAGE PARK, CATER ROAD, BRISTOL, BS13 7TE**

***Freehold industrial workshop unit available for  
sale with vacant possession***



- **AN EXCELLENT OPPORTUNITY TO PURCHASE A FREEHOLD INDUSTRIAL WORKSHOP UNIT WITH VACANT POSSESSION**
- **QUOTING PRICE ONLY £350,000, EXCLUSIVE**
- **TOTAL APPROX FLOOR AREA 3,445 SQ FT (GROSS INTERNAL AREA)**
- **LOW RATEABLE VALUE**

**SUBJECT TO CONTRACT**

## LOCATION

The property is located on Cater Road within Bishopsworth in Bristol. Cater Road accommodates a range of businesses with a large proportion of the businesses situated within industrial style buildings. Access to the property is via Whitchurch Road which provides access to A4174 which in turn provides access to the motorway network.

## DESCRIPTION

The property comprises an industrial unit situated on Carter Road in Bristol. The property is end of terrace and is concrete frame with solid floors and sodium lighting.

The unit has two roller shutter doors to the front. The left-hand door has a width of 4.38 m and a height of 4.36 m and the right-hand door has a width of 5.70 m and a height of 4.36 m.

Externally to the front is a small yard with a space to park vehicles.

Internally the unit is configured primarily as workshop space, a small office, kitchenette and WCs at ground floor level and office accommodation at first floor level

## ACCOMMODATION

We confirm the property has the following approximate gross internal area: -

Ground floor	3,282 sq ft	(304.91 sq m)
Mezzanine	163 sq ft	( 15.14 sq m)
<b>Total</b>	<b>3,445 sq ft</b>	<b>(320.05 sq m)</b>

## TENURE

The property is offered for sale freehold.

## QUOTING PRICE

£350,000. The property is offered for sale with vacant possession.

## BUSINESS RATES

Rateable Value: £19,250.

## ENERGY PERFORMANCE CERTIFICATE

An EPC can be made available upon request.

## VAT

We are advised that the property is elected for VAT.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

### **Burston Cook**

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

**SUBJECT TO CONTRACT**

**JAN 2020**

#### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.