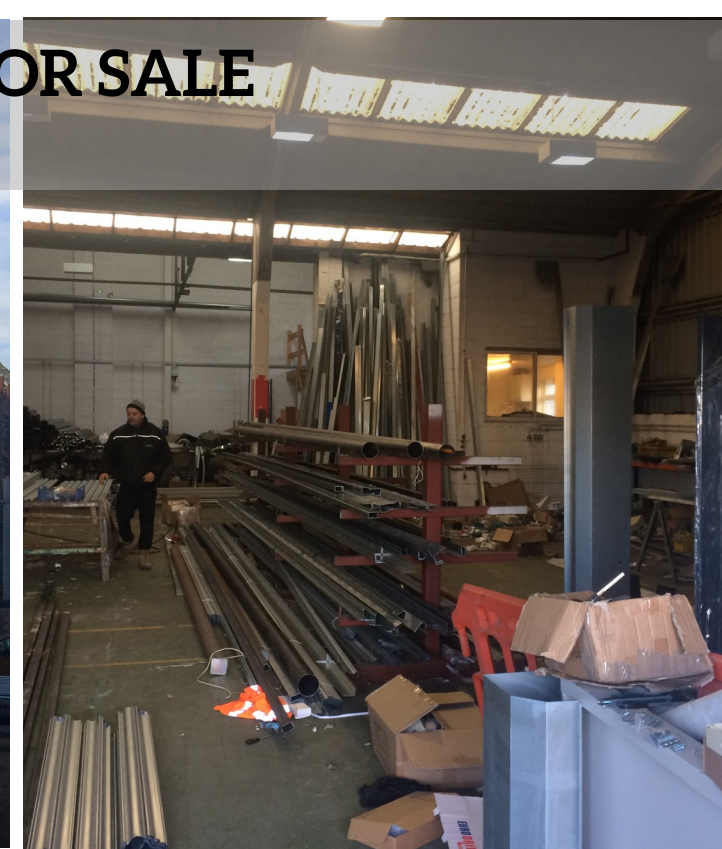


FREEHOLD INDUSTRIAL WORKSHOP UNIT—FOR SALE

Unit 2, Advantage Park, Cater Road, Bristol, BS13 7TE



- An excellent opportunity to purchase a freehold industrial workshop unit with vacant possession
- Quoting price only £360,000, exclusive
- Total approx floor area 3,445 sq ft (gross internal area)
- Low rateable value



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

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)
Total	3,445 sq ft	(320.05 sq m)

TENURE

The property is offered for sale freehold.

QUOTING PRICE

£380,000. 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 have been advised that the property is elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated Jan 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

