

# BUSINESS / OFFICE UNIT FOR SALE

Unit 3, Rennison's Yard, Picton Lane, Stokes Croft, Bristol, BS6 5EB



- Only one unit remaining of approximately 426 sq ft (39.6 sq m)
- Central communal courtyard
- Secure bike storage
- Use Class E—therefore suitable for a range of different uses

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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COOK**  
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## LOCATION

Rennison's Yard is located between Picton Street and Bath Buildings in Montpelier and forms part of a mixed use scheme developed by Griffon Homes. The area benefits from numerous independent shops, cafes, bistros and local pubs together with the long established Italian deli Licata and Herbert's Bakery. Montpelier Park is a short walk around the corner and also within walking distance is the University, Cabot Circus, with Montpelier train station connecting to Temple Meads Railway Station.

## DESCRIPTION

Rennisons Yard comprises 6 commercial units set around a paved courtyard garden with various soft planting. Only Unit 3 is remaining and comprises a self contained ground floor unit with double glazing to the front and a velux window. The unit is being sold in a 'shell and core' condition to allow the occupier to put their own stamp on the finishes.

## BIKE STORAGE

There is secure bike storage on the site.

## ACCOMMODATION

Unit 3 has an approximate gross internal area (measured from scaled plans) of 426 sq ft (39.6sq m)

## TENURE

The freehold is available to purchase with vacant possession.

## PRICE

£100,000 plus VAT.

## VAT

We have been advised that the building is elected for VAT.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## 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 agents:

### Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk)

January 2024.

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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### ANTI-MONEY LAUNDERING

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