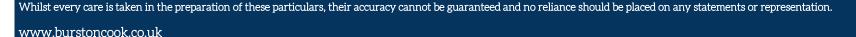
FOR SALE-EXCELLENT RURAL INDUSTRIAL INVESTMENT

Batch Farm, Lower Clutton Hill, Clutton, Bristol, BS39 5PJ



- Excellent rural industrial investment for sale
- Freehold for sale subject to existing occupational leases
- Fully let
- Guide price £650,000 exclusive
- Current rental income £55,980 pax
- Gross initial yield 8.61%







LOCATION The subject property is located on the outskirts of Clutton which is 10 miles south of Bristol and 6 miles southwest of Bath. There is good access to the road network via the A37 which provides access to the centre of Bristol and access onto the A368 which leads to Bath.				PLANNNING We have assumed that the property benefits from Use Class B2 (general industrial).
				LEGAL FEES Each party is to be responsible for their own legal fees incurred in this transaction.
DESCRIPTION The subject property comprises a rural industrial investment which comprises 3 units currently let to 3 separate tenants. The property is of steel portal frame construction with metal clad elevations and pitched roof. Part of the property benefits from first floor mezzanine accommodation. In addition there is a shared yard and car parking space surrounding the property. TENURE				VAT All prices are exclusive of VAT unless otherwise stated. VIEWING AND FURTHER INFORMATION Strictly by appointment only through the sole agent: Burston Cook FAO: Tom Coyte MRICS
The freehold interest is offered for sale subject to the existing occupational leases.				Tel:0117 934 9977Email:tom@burstoncook.co.uk
ACCOMMODATION Unit 1: 1,800 sq ft Unit 2: 4,500 sq ft Unit 3: 2,500 sq ft WC facilities: 200 sq ft TOTAL 8,800 sq ft				SUBJECT TO CONTRACT March 2023
Unit	Tenant Name	Rent	Lease Terms	
1	BC Technical Services Ltd	£15,000 pax	5 years from December 2020. 3 month rental deposit held.	
2	Hellbent Classic & Custom Ltd	£31,000 pax	7 year lease from December 2022. 3 month rental deposit held.	
3	Kolor Bond UK Ltd	£9,980 pax	Expired lease and tenant is currently holding over.	
	TOTAL INCOME	£55,980 pax		CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

EPC

The property has an EPC rating of D(84) which expires in May 2023.

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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

