

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%



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

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.

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

The freehold interest is offered for sale subject to the existing occupational leases.

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

TENANCY SCHEDULE

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	

EPC

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

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PLANNING

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.

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

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

March 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 or 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.

