

# INDUSTRIAL INVESTMENT OPPORTUNITY

UNITS 1 AND 2 BRISTOL VALE TRADING ESTATE, HARTCLIFFE WAY, BRISTOL, BS3 5RJ



- Freehold industrial investment on popular trading estate
- Two adjoining units situated in an excellent location in Bristol
- Fully let to a single tenant with excellent reversionary rent potential at review.
- Quoting price £775,000 exclusive



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 units are located on Vale Trading Estate which forms part of an established mixed commercial area off Hartcliffe Way in Bedminster, south west of Bristol city centre. Approximately 2.4 miles to Bristol city centre, 6.5 miles to Bristol Airport and 3 miles to J3 of the M32

## DESCRIPTION

The units comprise of two terraced industrial units forming part of the Bristol Vale Trading Estate.

The units have brick elevations, which are metal profile sheet clad, with steel framed North roofs, providing lots of natural light through large sections of glazed roof lights. Each unit has a roller shutter door in the front elevation, providing vehicle access, and there is also a pedestrian access door in the front elevation of each unit.

Internally the units provide workshop areas with welfare at ground floor. Each unit has additional mezzanine flooring installed, providing a mix of workshop/storage space and additional office and kitchen/break out areas.

The units have a mixture of LED strip lighting and LED pendant spot lights. There is a gas supply to the units and 3 phase power.

Externally there is a parking area for approximately 3 cars to the front of each unit.

## ACCOMMODATION

We understand the units have the following approximate net internal areas;

### Unit 1

Ground floor: 4,380 sq ft (406.93 sq m)  
Mezzanine: 783 sq ft (72.74 sq m)  
**Total: 5,163 sq ft (479.67 sq m)**

### Unit 2

Ground floor: 2987 sq ft (277.50 sq m)  
Mezzanine: 919 sq ft (85.38 sq m)  
**Total 3906 sq ft (362.88 sq m)**

**Total: 9,069 sq ft (842.55 sq m)**

## QUOTING PRICE

The freehold of the property is being offered for sale with a quoting price of £775,000 exclusive.

## ENERGY PERFORMANCE CERTIFICATES

The units have EPCs with a ratings as follows; Unit 1: E -101 Unit 2: E-118

A copy of the certificates can be provided upon request.

## VAT

The property is not elected for VAT.

## TENANCIES

The property is fully let under two separate full repairing and insuring leases which are both contracted outside of the Landlord and Tenant Act 1954, the main terms of each lease are set out below:-

	<i>Tenant</i>	<i>Lease Term</i>	<i>Rent</i>	<i>Rent Review</i>	<i>Repairs</i>
Units 1 and 2	Konk Furniture Ltd	10 Years from 26 <sup>th</sup> July 2021, contracted outside of the landlord and tenant act 1954.	£42,000	End of the 5 <sup>th</sup> year of the term.	Full repairing and insuring, subject to schedule of condition.

## TENURE

The Freehold of the property is being offered for sale.

## INVESTMENT INFORMATION

The current rental income for the property reflects a low rent of £5.12 per square foot on the ground floor areas with a half rent rate applied to the mezzanines. We anticipate that there will be a reversionary rent uplift at the rent review in 2026 with recent rents achieved in the area in the region of £10 psf. An uplift to this level would show a gross reversionary yield of 10.6%

## 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.





## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

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

## SUBJECT TO CONTRACT

January 2024

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

*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 representations 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*

