

RARE FREEHOLD INDUSTRIAL PROPERTY FOR SALE

Unit 13 Riverside Business Park, St Annes Road, Bristol, BS4 4ED



- Warehouse / industrial unit with offices
- For sale with vacant possession
- 3,776 sq ft (350.76 sq m)
- Excellent Central Bristol location
- Freehold – quoting price £395,000



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**
0117 934 9977

LOCATION

Riverside Business Park is situated on St Annes Road, close to Feeder Road and Bristol City Centre. St Annes is a popular business location offering excellent road networks with easy and close access to the A4 Bath Road and A4174 Bristol ring road, the M32 motorway is within 2 miles and Bristol city centre and Temple Meads railway station are approximately 2.5 miles to the west.

DESCRIPTION

The property forms the end of a terrace of units on the Riverside Business Park of steel portal frame construction beneath a pitched roof which is externally clad in profiled plastic coated steel sheets. Access to the unit is from the front via a glazed pedestrian door and a sectional up and over door provides goods access.

Internally, the ground floor provides a main open plan area workshop/warehouse area, a loading bay, a staff room, an office and a WC. The first floor provides office accommodation and a further WC. Finishes include plastered and painted walls, carpeted floors, suspended ceilings with recessed modern lighting and air conditioning. The windows are aluminium framed and double glazed.

Externally there is a block paved forecourt capable of parking 5/6 vehicles when double parked.

ACCOMMODATION

The property has the following approximate gross internal areas:-

Ground floor	1,888 sq ft (175.38 sq m)
1st floor	1,888 sq ft (175.38 sq m)
Total	3776 sq ft (350.76 sq m)

TENURE

The property is to be offered for sale freehold with vacant possession and offers are sought in the region of £395,000 exclusive.

BUSINESS RATES

Rateable Value (2024/2025): £21,500

VAT

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

EPC

The property has an energy performance rating of C (69).

LEGAL FEES

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

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

Alder King

FAO: Emma Smith

Tel: 0117 3171090

Email: Esmith@alderking.com

SUBJECT TO CONTRACT

February 2024

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.

