

BUSINESS UNIT—FOR SALE

7G Parnall Road, Parnall Road Trading Estate, Bristol, BS16 3JQ



- Fantastic business unit available in Fishponds
- Freehold with Vacant Possession
- Quoting Price £175,000
- One car parking space included
- Small business rates relief may be available (subject to eligibility)

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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The subject property forms part of the Parnall Road Industrial Estate, which is located off Fishponds Road and comprises an estate of office and industrial units. Situated just off the B4048 Lodge Causeway, and only 1.5 miles from J2 M32 motorway, providing direct access to Junction 19 of the M4 motorway. The property is located approximately 2.75 miles from Bristol City Centre and is in an excellent position for businesses requiring access to the city and the wider national road network.

DESCRIPTION

The property comprises a self-contained commercial unit within an industrial park in Fishponds. Unit 7G Parnall Road Industrial Estate is situated over ground and first floors and comprises storage / workshop space at ground floor level with a kitchenette (currently not plumbed in) and WC. Access to the front elevation is via one wooden double door. To the first floor is further mezzanine accommodation. The premises carries strip lighting, brick walls and in some areas, carpet has been fitted.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	541	50.26
Mezzanine	170	15.80
Total	711	66.06

TENURE

The unit is available freehold with vacant possession.

PRICE

Quoting £160,000.

PLANNING

Use Class E - therefore suitable for a wide range of uses. Ideal for a restaurant use.

BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £3,750.

Prospective tenants may therefore benefit from full business rates relief.

VAT

We understand the property is elected for VAT.

EPC

The property has an EPC rating of D (90).

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 agent:

Burston Cook

FAO: Charlotte Bjoroy BArch

Tel: 0117 934 9977

Email: Charlotte@burstoncook.co.uk

Charlie Kershaw MRICS

0117 934 9977

Charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

October 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.