

INDUSTRIAL INVESTMENT—FOR SALE

Garage and Yard, Brassmill Lane, BA1 3JE



- Self contained unit with large yard in popular industrial area of Bath
- 5 year FRI lease from 01/04/2024
- £34,000 per annum with fixed rent uplifts: £38,000 from 01/01/25 - £42,000 from 01/04/26 - £48,000 01/04/27
- Quoting Price £650,000

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

The property is located on Brassmill Lane which is one of the primary Bath employment locations positioned on the western periphery of the city. Access to the property is via the A4 (Newbridge Road). The property has excellent roadside prominence and nearby occupiers include a number of trade counter businesses and larger occupiers such as Rotork Plc and Horstman Defence Systems Ltd.

DESCRIPTION

The property is double storey industrial unit with stone and block built elevations, concrete floors and steel framed sheet clad roofs. The property has an office, WC and Kitchenette at ground floor level and offices at first floor level. Vehicle access is via two roller shutter doors in the ground floor level and a large wooden doors at first floor level from the yard at the rear.

The unit benefits from a yard area secured with palisade fencing

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following floor areas:-

Ground Floor	2,761	256.53
First Floor	2,057	191.07
Total	4,818	447.6

TENURE

The property is held Freehold.

TENANCIES

The property is let on a full repairing and insuring lease for a term of 5 years from 1st April 2024 at an initial rent of £34,000 pa.

There are stepped increases in the rent which are as follows:-

1/1/25 - 1/4/26	£38,000
1/4/26 - 1/4/27	£42,000
1/4/27 - 31/3/29	£48,000

PRICE

The quoting price for the property is £650,000 exclusive





EPC

The property has an energy performance rating of C (59).

VAT

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

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SUBJECT TO CONTRACT

January 2025

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