

# EXCELLENT LONG INCOME FREEHOLD INDUSTRIAL INVESTMENT

Unit 26, Southfield Trading Estate, Nailsea, BS48 1JJ



- Freehold Property
- Modern industrial building with large secure yard
- Fully let on a new 15 year lease to strong covenant tenant
- Rental income of £70,000 pax
- Freehold guide price £1,000,000 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 property is situated in Nailsea, a town located approximately 13 miles South West of Bristol city centre and 14 miles north east of Weston Super Mare. Nailsea is close to Bristol Airport, as well as a main line rail station with direct access to Bristol and beyond with London within 2 hours. Junction 20 of the M5 at Clevedon is nearby.

The property is positioned on the Southfield Road Trading Estate, which lies approximately half a mile north of the town centre and 4 miles east of junction 20 of the M5 motorway via the B3130 Clevedon Road.

## DESCRIPTION

The property comprises a modern detached industrial unit and large yard on a developed plot of approximately 0.7 acres. The property is of steel portal frame construction, the elevations are clad with metal sheet profile cladding. The roof is metal sheet clad and insulated, incorporating roof lights in the roof structure which provide natural light. The property has a minimum eaves height of 6.57m at the haunches and a maximum eaves height of 6.9m at the roof apex. Internally, the premises has a reception, open plan office accommodation, male/female w.c.'s, shower room, separate kitchen and a large production/warehouse area with a mezzanine floor in part.

Externally there is a large yard to the rear of the building which is laid in part to concrete and the remainder is laid to hardcore, the yard is secured by solid wooden fencing with a large steel security gate, which provides vehicle access to the yard.

To the front of the building there are 7 dedicated car parking bays.

## ACCOMMODATION

Burston Cook have measured the property in accordance with the RICS Property Measurement Standard and confirm the following approximate areas: -

Floor	SQ FT	SQ M
Ground floor	3815	354.45
Mezzanine Floor	898	83.42
<b>Total</b>	<b>4713</b>	<b>437.87</b>
<b>Site Area</b>	<b>0.7 Acres</b>	

## TENURE

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

## TENANCY

The property is to be let by way of the following tenancy from the date of purchase:-

Tenant	Rent	Details
Cornelsen Ltd	£70,000 pax	15-year FRI lease with tenant break option at year 10 and rent reviews every 5 years —Full details can be made available upon application.
	<b>£ 70,000 pax</b>	

## INVESTMENT OPPORTUNITY

- Fully Let on long term lease
- Modern Building with EPC rating of B-41
- Large secure yard which is in high demand
- Rare freehold opportunity
- Investment value underpinned by the vacant possession value.
- Excellent letting demand from industrial occupiers.

**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.





## VAT

All prices quoted are exclusive of VAT.

## EPC

EPC rating B- 41

## Business Rates

Type: Workshop and premises

Rateable Value: £44,750

## 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: Charlie Kershaw MRICS

Tel: 0117 934 9977

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

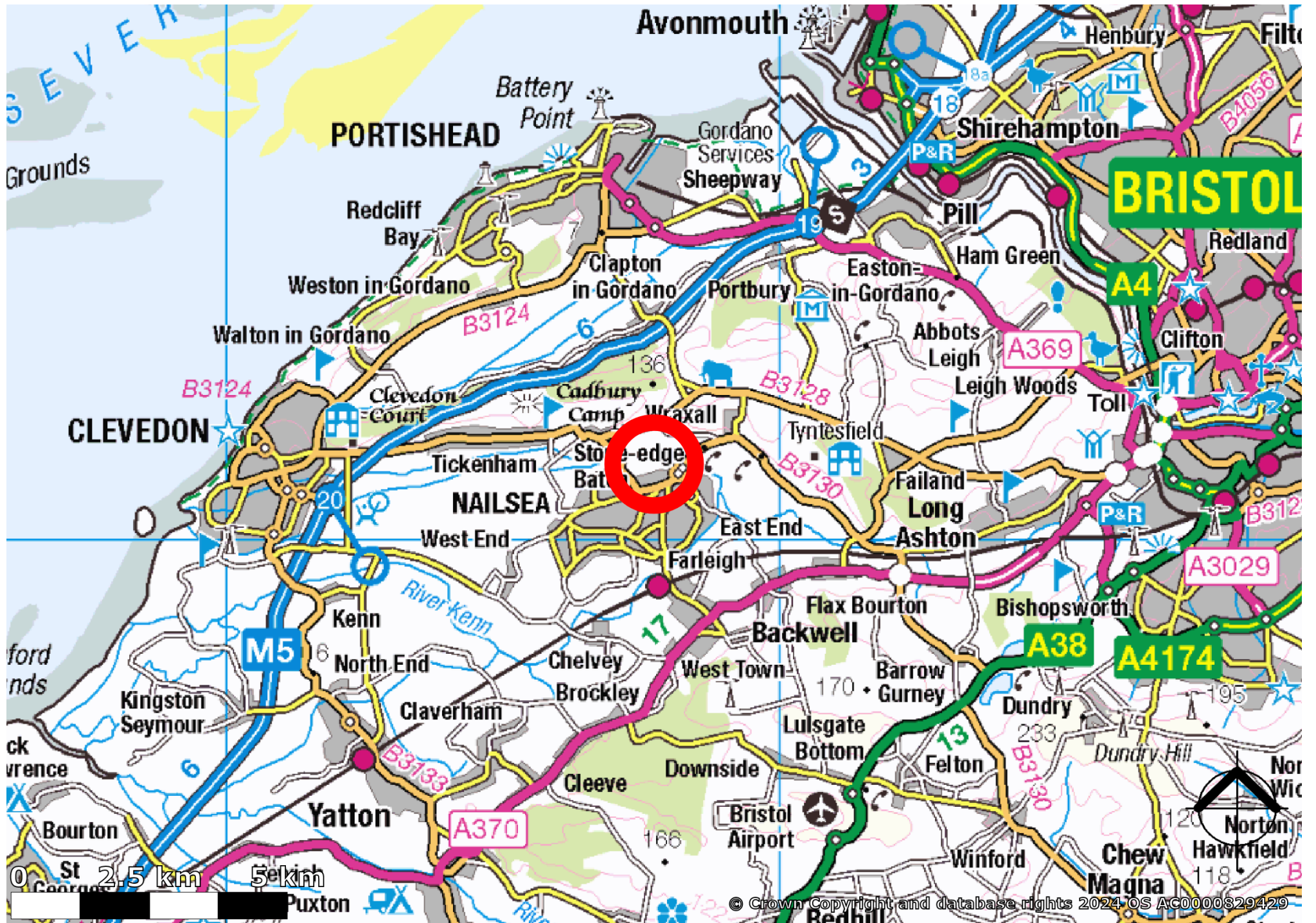
## SUBJECT TO CONTRACT

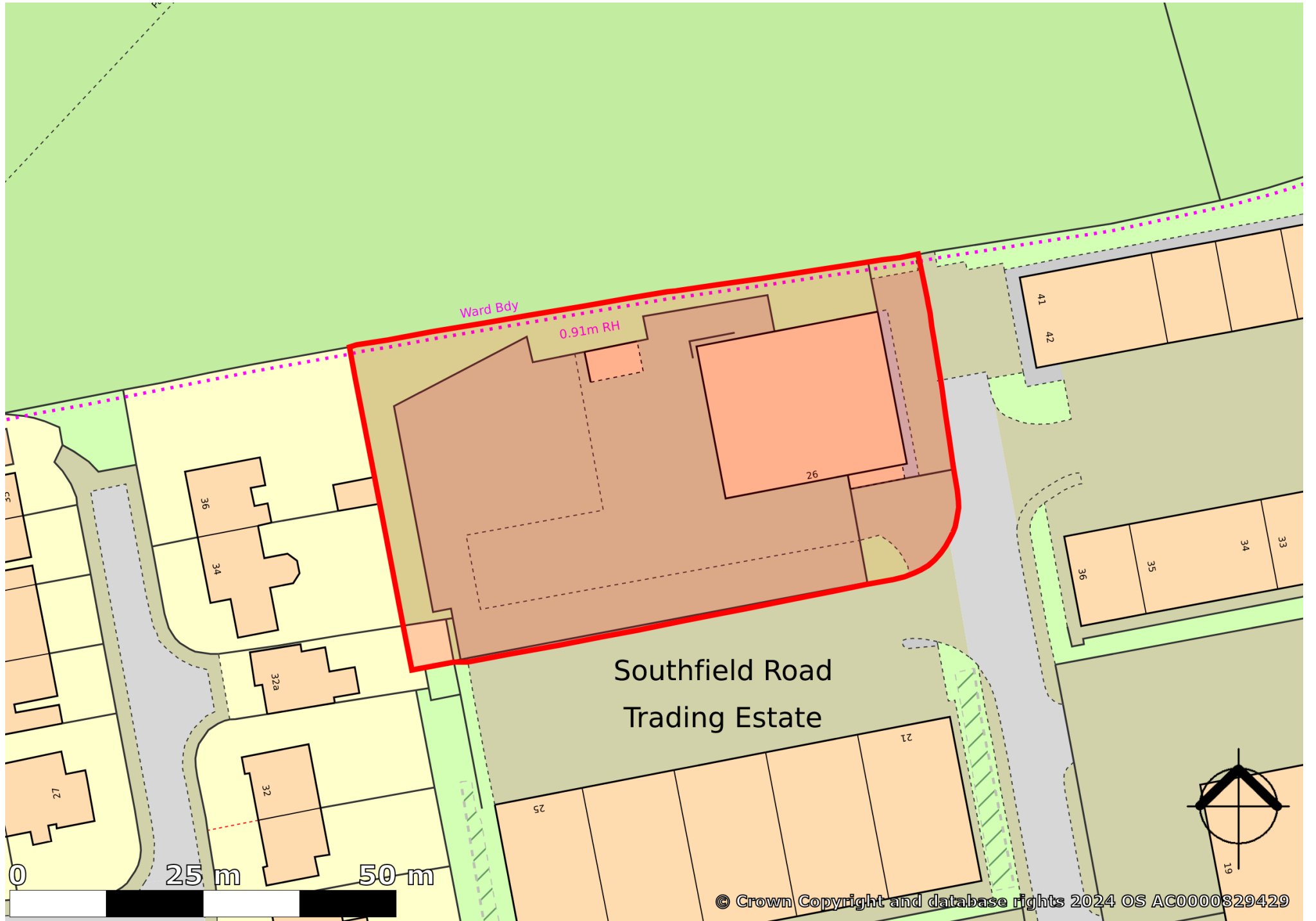
November 2024

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0.91m RH

Southfield Road  
Trading Estate

0 25 m 50 m

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