



## Custom House Clayton Street, Avonmouth, Bristol, BS11 9DX

### LONG LEASEHOLD FOR SALE

Area: 25,804 sq ft (2,397 sq m) | Premium: £120,000

#### LOCATION

Custom House is a 3-storey detached office building in the centre of Avonmouth Village, close to Avonmouth Station. The property overlooks Avonmouth and Portbury Docks and is opposite residential. The subject property lies less than 1 mile of Junction 18 of M5 Motorway and is approx. 7 miles west of Bristol City Centre.

#### KEY FEATURES

- Proximity to Motorway
- Proximity to Avonmouth Station
- Unique opportunity
- Free car park adjacent
- Secure car park
- Secure detached office building
- Large existing labour market/pool
- Long leasehold interest available

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### DESCRIPTION

The property was constructed in 1980's and is of block construction and a mixture of open plan and cellularised offices around a central core. The offices are on 3 levels with two staircases. There are male and female wc's on every level and shower facilities available. There is a link from ground floor offices to a secure storage facility. Externally there is secure car park for up to 35 cars, which is accessed via an electric gate.

### FLOOR AREA (GIA):

FLOOR	AREA SQ FT	AREA SQ M
GF Offices	7,440	691
FF Offices	7,440	691
SF Offices	7,440	691
GF Stores/Garages	3,484	324
<b>TOTAL</b>	<b>25,804 SQ FT</b>	<b>2,397 SQ M</b>

### TENURE:

The long leasehold (expiring 1/12/2055) is available at a premium of £120,000. The current ground rent is £17,326pa.

### PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

**PREMIUM:** £120,000

**VAT:**

All figures are exclusive of VAT if applicable.

**SERVICE CHARGE:** Not applicable

**RATEABLE VALUE:**

A Rateable Value of £119,000. Please contact the agents for rates payable

**LEGAL COSTS:** Each party responsible for their own legal costs.

**EPC:**

Available upon request.

### VIEWING:

For further information or to arrange a viewing, please contact:

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### SUBJECT TO CONTRACT