



BAM Depot Nailsea Wall, Nailsea, BS21 6UE

INVESTMENT FOR SALE

Area: 2,206 sq ft (205 sq m) | Price: £500,000

LOCATION

The property is located on Nailsea Wall, approximately 12 miles south west of Bristol and 3.5 miles west of Nailsea and 3 miles East of Clevedon. Nailsea Wall is mostly rural, principally for farming and limited amount of residential. Just two miles to the west, on Davis Lane, lies the operational training facility for Avon and Somerset Police. The site benefits from close proximity to the M5 and can be reached in approximately 6 minutes (2.7 miles) through Davis Lane for convenient access to Bristol, Bridgewater, and Devon.

KEY FEATURES

- Grade 'A' Tenant with turnover +£1bn
- Tenant occupation for over 30 years
- 100 A "very low risk" rating covenant
- Site area 0.73 acres
- A new 10 year lease from March 2023
- Passing rent of £37,500 pa
- EPC rating D
- Yield of 7.5%

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DESCRIPTION

The property measures 0.73 acres and is a concrete hardstanding property used for storage of construction components. A single storey industrial made of concrete is located at the western end of the property is covered with a pitched asbestos cement roof and used for storage. A separate industrial building with a pitched asbestos cement roof and cladding made of pebble dash render and metal profiles is located on the eastern end of the property. Three shipping containers are utilised for storage, and many portacabins are used by the workers as offices and restrooms.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	2,206	205
TOTAL	2,206 SQ FT	205 SQ M

TENURE:

The site is let to BAM Nuttall Ltd on a new 10-year lease at a passing rent of £37,500 pa with an open-market rent review in year 5. BAM Nuttall have been provided with a 100 A "very low risk" rating covenant strength on Creditsafe (Sept 2023). The 2022 accounts reported turnover of £1.068bn, net profit of £4.7m, shareholders' funds of £140m and working capital at £131m.

PLANNING:

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

PRICE:	£500,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	Not applicable	RATEABLE VALUE:	
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Available upon request.

VIEWING:

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

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

SUBJECT TO CONTRACT