



Bakers of Nailsea Nailsea Wall, Nailsea, BS48 4DD

FOR SALE/TO LET

Area: 10,549.00 sq ft (980.03 sq m) | **Rent PA:** £65,000.00 | **Price:** £800,000.00

LOCATION

The is located approximately 1 mile west from Nailsea town centre in an area known at West End. Nailsea is located approximately 7 miles south west of Bristol. The property fronts on to Nailsea Wall which is an arterial route connecting to Clevedon which in turn provides access to J20 of the M5.

KEY FEATURES

- For Sale or To Let
- Disposal of Whole or Part
- Rare Freehold Opportunity
- New Lease Terms
- J20 M5 Motorway
- Redevelopment Potential STP
- Low Site Coverage
- Rural Location



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DESCRIPTION

The main property is of portal frame construction set beneath a pitched steel profile roof providing 10% natural roof lights. There are two dock loading doors. The main warehouse has a concrete floor and has been internally subdivided to provide working areas and refrigeration. There is a lean-to extension previously used as a holding pen for livestock. There is a two storey flat roof extension which provides a ground floor butchery room and first floor offices. Externally the site provides concrete surfaced yard and a rolled stone over flow car park. The site extends to approximately 1.5 acres.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	6,566.00	610.00
Holding Pens	2,293.00	213.03
FF Office	1,690.00	157.01
TOTAL	10,549.00 SQ FT	980.03 SQ M

TENURE:

New FRI lease for a term of years to be agreed

RENT PA:	£65,000.00	PRICE:	£800,000.00
VAT:	All figures are exclusive of VAT if applicable.	PLANNING:	B1, B2 & B8
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Abattoir and slaughter houses £35,250
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:

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SUBJECT TO CONTRACT