



Unit 11, Cattlemarket Business Park Chew Road, Winford, BS40 8HB

FOR SALE

Area: 1,763 sq ft (164 sq m) | Price: £325,000

LOCATION

Cattlemarket Business Park sits in a glorious location in the heart of Chew Valley on the outskirts of Bristol, within easy reach of M4/M5 Motorways and Bristol International Airport is only 5 minute drive. The Park is on the B3130, approx. 1.5 miles from A38, which links Bristol to the north and J21/22 of M5 to the south.

KEY FEATURES

- Great rural location
- Modern warehouse space
- Good car parking provision
- Eaves from 5.66m - 6.4m
- Close to Bristol International Airport
- Between Winford and Chew Magna
- 1.5 miles from A38
- Suit variety of uses

Unit 11, Cattlemarket Business Park Chew Road, Winford, BS40 8HB

DESCRIPTION

Unit 11 was constructed in 2011 on the site of the former Winford Livestock Market. The unit is of concrete frame construction with a glazed frontage, steel profile roof, a single electric roller shutter door and 3 phase electricity. The unit is open plan with eaves height ranging from 5.66m - 6.4m and has a disabled WC to the rear. There is a portable office to the front, which can be bought by separate arrangement or any purchaser can easily erect their own offices to suit. There are approx. 8-12 car spaces with this unit.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Unit 11	1,763	164
TOTAL	1,763 SQ FT	164 SQ M

TENURE:

The Long Leasehold (999 years from 1/1/12 at a peppercorn) is available for sale (Virtual Freehold).

PLANNING:

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

PRICE: £325,000

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: Circa. £1,000pa

RATEABLE VALUE:

The Rateable Value is £12,250, so if qualify for small business rates relief the rates payable will be negligible. Please contact agents for likely 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:

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

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

SUBJECT TO CONTRACT