



Unit 17, Kingsland Trading Estate St Philips, Bristol, BS2 0JZ

INVESTMENT FOR SALE

Area: 3,340 sq ft (310 sq m) | Price: £350,000

LOCATION

This semi-detached industrial unit is located on St Philips Road, Kingsland Trading Estate, approximately 1 mile from Bristol City Centre. This location provides excellent access both to the City Centre, the M32 and National Motorway Network.

KEY FEATURES

- Central Location
- Substantial secure shared yard
- Internal eaves height of 6.5-7.5m
- Single roller shutter door
- Adjacent Bristol/Bath cycle path
- Insulated steel profile roof
- Designated loading/parking area
- Steel portal frame construction

Unit 17, Kingsland Trading Estate St Philips, Bristol, BS2 0JZ

DESCRIPTION

The property is a semi-detached industrial unit and is currently occupied by ColdTech (CEF not included) and is of portal frame construction with 2 storey offices to front elevation and a single roller shutter door. To the front is designated parking for 5 vehicles, a loading area and a substantial secure shared yard.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	2,852	265
GF Office	488	45
TOTAL	3,340 SQ FT	310 SQ M

TENURE:

The property is currently let to Cold Tech (Services) Ltd on a 5 year lease from 22/12/2020 at an annual rent of £20,000pa excl VAT (OMV circa. £28,500pa). We are seeking a price of £350,000 for the freehold, which reflects a yield of 5.5% (Reversionary yield - 7.85%), after purchasers costs. The property is elected VAT and therefore it is anticipated that any sale will be treated as a transfer of a going concern.

PLANNING:

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

PRICE:	£350,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	A minimal service charge is applicable.	RATEABLE VALUE:	The Rateable Value is £20,000. Please contact the agents for rates payable.
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