



TO LET/FOR SALE

DETACHED INDUSTRIAL PREMISES WITH SECURE YARD
661.92 SQ M (7,125 SQ FT)

3 BARTON MANOR, ST PHILIPS, BRISTOL, BS2 0RL



- Substantial detached industrial premises
- Secure yard
- Offices at ground and first floor level
- Sizeable staff canteen
- Four to five off-street car parking spaces

TO LET/FOR SALE

LOCATION

The property is Located within close proximity of Bristol city centre, Feeder Road and St Philips Causeway. Situated on a quiet road with good transport links and easy access to M32 motorway via Old Market Street.

DESCRIPTION

- Substantial detached industrial premises with four to five off-street parking spaces available. There are offices at ground and first floor level with a sizeable staff canteen. Gas fired space heaters provide heating to the warehouse accommodation and there is a secure yard.
- Connected to all mains services.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:-

Floor	Sq m	Sq ft
Ground Floor		
Warehouse	539.95	6,393
Offices	24.03	259
Kitchen and WC	5.09	64
First Floor		
Office (1)	11.74	126
Office (2)	17.19	185
Office (3)	9.11	98
Total	661.92	7,125

TENURE

The property is held by way of a long leasehold interest for a term of 75 years from 28 July 1961 at a rent of £325 per annum. There is an option to extend the lease for a further 24 years from 27 July 2036.

RENT / LEASE

The property is let on an occupational lease from May 2015 for a term of 10 years to Old Market Manor Limited with an annual passing rent of £35,000 per annum. There is a personal guarantor to the lease and rent review in May 2020. We are of the opinion the current market rent is in the order of £42,750 per annum.

BUSINESS RATES

The rating list entry with effect from April 2017 is:-

Description: Workshop and Premises
Rateable Value 2020/2021: £22,750

Interested parties are advised to make further enquiries with the Valuation Office Agency to ascertain the likely business rates payable.

PLANNING

We are advised that the property has planning consent for B1 (Light Industrial) and B8 (Storage & Distribution) under the Town & Country Planning (Use Classes) Order 1987, as amended. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable.

EPC

Energy Performance Certificate rating: D (94).

CONTACT

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