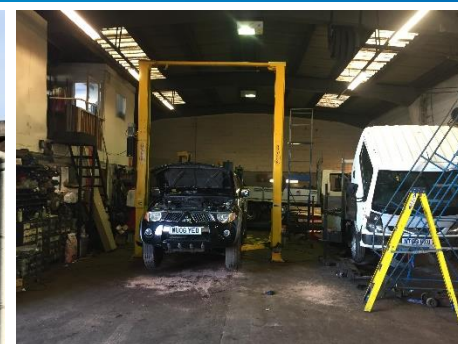


TO LET

TERRACED INDUSTRIAL UNIT 317.28 SQ M (3,415 SQ FT)

67-77 WHITEHOUSE LANE, BEDMINSTER, BRISTOL, BS3 4DN



- Mid-terraced industrial unit with six off-street parking spaces
- Two roller shutter doors
- Offices at ground floor level with storage above
- Three phase electrical supply
- Minimum eaves height of 4.89 m

TO LET

LOCATION

The property is situated in Bedminster, within close proximity of Bristol City Centre, West Street (A38) and Bath Road (A36). It is located in a popular industrial area with good transport links and easy access to the South Bristol Ring Road.

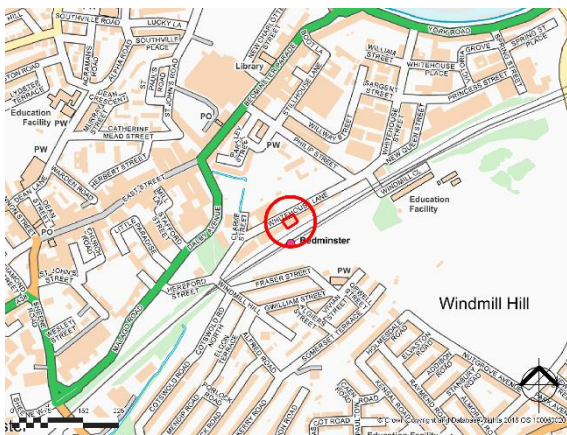
DESCRIPTION

The unit comprises a ground floor retail unit of shell specification. The unit benefits from pre-installed air conditioning and is connected to all mains services. There is on street parking available to the front of the property and off-street parking to the rear.

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		
Workshop	289.52	3,116
Office	27.76	299
First Floor		
Storage Area	27.76	299
Gross Internal Area	345.04	3,714



TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£29,500 per annum exclusive.

BUSINESS RATES

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

Description:	Workshop & Premises
Rateable Value:	£14,750.00
Amount Payable 2020/2021:	£7,360.25

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

PLANNING

The property has planning consent for E (Any Industrial Process) under the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. 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

An EPC has been commissioned and a copy can be obtained from the agents on request.

CONTACT

Name: Alastair Kimpton
Email: Alastair@ETPproperty.co.uk
Phone: 0117 317 1721

Name: Charlotte Williams
Email: Charlotte@ETPproperty.co.uk
Phone: 0117 9731 474

These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through ETP Property Consultants (E T Parker). ETP Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of ETP Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.