

FOR SALE

BUSINESS UNIT FOR SALE

191.75 SQ M (2,064.00 SQ FT)

21 Barnack Trading Estate, Bedminster BS3 5QE



- Long leasehold for sale.
- Flexible business space.
- Good access to city centre.
- Peppercorn rent only.

FOR SALE

LOCATION

The Property is located in the suburb of Bedminster approximately 3.2km (2 miles) south of Bristol City Centre. Access to the motorway network is via the A369 and Junction 19 of the M5 some 11.2 km (7 miles) to the north.

The property forms an end of terrace unit, situated on the well established Barnack Trading Estate, which comprises 36 similar small business units set within a secure gated estate.

DESCRIPTION

The property comprises an end of terrace industrial unit constructed of brick and block with metal profile clad upper elevations, all under a pitched profile clad roof. The unit is arranged as offices over ground and first (mezzanine) floors but could equally be converted to provide hybrid space or reinstated to industrial accommodation. Externally there is a loading apron providing parking for up to three cars.

ACCOMMODATION

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

	Sq m	Sq ft
Ground Floor	99.13	1,067.00
Mezzanine Floor	92.62	997.00
Total	191.75	2,064.00



TENURE

The property is available on the residue of a long lease (approx. 91 years remaining) at a peppercorn rent. Further details upon request.

PRICE

£195,000.00

BUSINESS RATES

£7,800 RV (2021). The property currently falls below the threshold for a rating liability.

SERVICE CHARGE

A service charge is levied. Details available upon request.

PLANNING

The property has planning consent for E use under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. This includes, but is not limited to, shops, offices, cafés / restaurants, clinics, health centres and gyms. 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

VAT is applicable.

EPC

Available Upon Request

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