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FOR SALE

INDUSTRIAL INVESTMENT

UNIT 9 WINDMILL BUSINESS PARK, KENN, CLEVEDON, BS21 6SR

***A RARE OPPORTUNITY TO PURCHASE A FULLY LET FREEHOLD INVESTMENT
IN AN EXCELLENT POSITION IN CLEVEDON WITH POTENTIAL FOR OWNER
OCCUPATION ON LEASE EXPIRY***



- **INCOME PRODUCING INVESTMENT WITH POTENTIAL FOR OWNER OCCUPATION – CURRENTLY PRODUCING £26,000 PER ANNUM RENT**
- **GROSS INTERNAL AREA OF APPROXIMATELY 7,188 SQ FT (667.8 SQ M)**
- **EXCELLENT LOCATION IN CLEVEDON – 1.5 MILES FROM JUNCTION 20 OF M5**
- **QUOTING PRICE OF £400,000**

SUBJECT TO CONTRACT

LOCATION

The property is located on Windmill Road, just off Kenn Road in Clevedon. The property forms part of an industrial business park and the wider Kenn Road area is very popular with both industrial and office occupiers. There are excellent road links and the M5 can be accessed via Junction 20 which is approximately 1.5 miles to the north and provides motorway access to the South West and the M4/M5 interchange is to the North which provides access to both South Wales and the Thames Valley. Bristol is approximately 12 miles to the north east.

DESCRIPTION

The unit comprises a detached unit constructed around a steel portal frame with brick/block work cavity walls beneath a pitched internally lined insulated roof incorporating translucent roof lights. There is a pedestrian entrance and reception to the side elevation of the property with a further large roller shutter door and pedestrian entrance from the parking area at the rear elevation.

Internally, the unit is currently fitted out as a self-storage facility and there is storage space to the ground floor together with a reception area and male/female WC's. A full mezzanine floor has been fitted in the property and the first floor provides a further storage area. This could easily be reconfigured to provide workshop and office accommodation and the first floor was previously used as high quality offices and still retains the air conditioning systems and other mechanical and electrical fit out to facilitate this in the future.

Externally there is a yard area which is currently used for parking and provides 10 spaces.

ACCOMMODATION

The property provides the following approximate net internal areas:

<u>Ground Floor:</u>	3594 sq ft	(333.9 sq m)
<u>First Floor Core:</u>	483 sq ft	(44.87 sq m)
<u>Mezzanine</u>	3,111 sq ft	(289.03 sq m)
Total Gross Internal Area:	7188 sq ft	(667.8 sq m)

PLANNING

We have been advised that the property is currently has the benefit of Use Classes B1, B2 or B8. However, interested parties are advised to make their own enquiries with the Planning Department at North Somerset District Council.

TENURE

The freehold of the property is available to purchase.

The property is currently sublet by the head lessee who holds a full repairing and insuring occupational lease, the terms of which are as follows:

Tenant	Lease Term	Passing Rent	Rent Review	Exclusion from the L & T Act 1954
Cablecom Networking (Holdings) Limited	10 years from May 2011, expiring May 2021.	£26,000	There is an upwards only rent review on 24 th June 2019	The lease is excluded from the Act 1954.

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

There is currently a sub lease in place to Ryan's Self Storage, the terms of which are as follows
:

Sub Tenant	Lease Term	Passing Rent	Rent Review	Exclusion from the L & T Act 1954
Ryan's Garage Ltd	We understand that the underlease commenced in February 2017	£26,000	There is an upwards only rent review on 24 th June 2019	The lease is excluded from the Landlord and Tenant Act 1954.

A copy of the lease and sub lease can be made available upon request.

PRICE

The quoting price for the property is £400,000

ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of C-59

A copy of the certificate can be made available upon request.

BUSINESS RATES

The Rateable Value for the property for the year 2019/2020 is £32,750

Interested parties are advised to make their own investigations regarding the rating assessment of the property with Bristol City Council rating department.

VAT

All prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view, contact the sole agents: -

Burston Cook

FAO: Charlie Kershaw

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

February 2020

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