

FOR SALE - FREEHOLD
Bitton, Bristol

alder king

PROPERTY CONSULTANTS



TWO SELF-CONTAINED BUILDINGS

Golden Valley Mill
Bitton
Bristol
BS30 6HJ

2,140 sq ft
(198.8 sq m) net approx

Suitable for a range of uses
subject to obtaining the
necessary planning consent

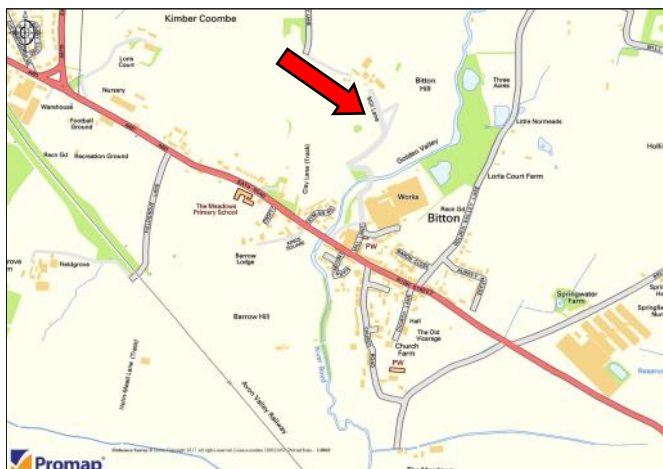


Golden Valley Mill, Bitton, Bristol, BS30 6HJ

Location

Bitton is a village located approximately 7 miles east of Bristol via the A4 and approximately 8 miles north of Bath via the A37.

The former Golden Valley site is a new residential development located within Bitton just off the High Street, accessed from the A4, Bath Road.



Description

The available accommodation comprises two self-contained buildings located at the entrance of a new residential development site.

The buildings comprise a former Gatehouse and former Canteen arranged over ground floor and are offered in a shell condition.

The accommodation benefits from a total of 3 parking spaces.

Area	Sq ft	Sq m
Gatehouse	227	21.08
Canteen	1,913	177.72
TOTAL	2,140	198.8

Accommodation

All measurements are approximate Gross Internal Areas.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for office and community use, but all interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council. Tel: 01454 868004 or www.southglos.gov.uk.

Tenure

The buildings are offered by way of disposal of the freehold interest.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Price

£225,000 exclusive for both buildings.

Business Rates

Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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