acuitus Reel Estate Auctioneering & Investment

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Freehold Workshop/Industrial Investment

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Property Information

Freehold Workshop/Industrial Investment		Location		Description		
 Tenants include Handmade Shaker Kitchens Limited (t/a Olive and Barr) and Two Individuals (t/a J Motors Limited) Includes 3 x Light Industrial Units Two Units Let Until 2027 and One Until 2029 (subject to options) Busy and Established Central Park Trading Estate Neighbouring Occupiers Include Numerous Local Trade Counter and 		of Bath Roads A417, A37, A38, M4	of Bristol City Centre, 9 Miles North-West tation, Bristol Railway station	The property is three adjoining light industrial workshops with Units 803 and 804 comprising accommodation on the ground and a mezzanine floor. Units 803 and 805 benefit from vehicle access loading doors.and external yards. In addition, unit 803 has recently been fully refurbished.		
Industrial Businesses Lot 27 Rent £41,500 per Annum Exclusive	Auction 27th March 2024 Status Available	Situation The property is situated on the busy established Central Park Trading Estate, 2.5 miles south east of Bristol City Centre. Neighbouring occupiers include numerous local trade counter and industrial businesses.		VAT VAT is applicable to this lot. Completion Period		
Sector Industrial/Warehouse	Auction Venue Live Streamed Auction	Tenure Freehold. EPC		Six week completion		

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Unit 803 - Band D. Unit 804 - Band E. Unit 805 - Band E





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Tenancy & Accommodation

Building	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Unit 803	Ground & Mezzanine	Workshop	182.09	(1,960)	HANDMADE SHAKER KITCHENS LTD (CRN: 11376894) t/a Olive and Barr (2)	5 years from 28/02/2024	£15,000 (3)	29/02/2029
Unit 804	Ground Mezzanine	Workshop Workshop	96.95 56.99	(1,044) (613)	AN INDIVIDUAL t/a J Motors Limited	5 years from 23/10/2022	£13,500 (4)	24/10/2027
Unit 805	Ground	Workshop	144.12	(1,551)	AN INDIVIDUAL t/a J Motors Limited	5 years from 31/12/2022	£13,000 (5)	01/01/2028
Total Approximate Floor Area			480.15	(5,168)			£41,500	

(1) The floor areas for Units 804 and 805 stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/results)

(2) As to Unit 803, Handmake Shaker Kitchens Limited are a bespoke kitchen design company with showrooms in London, Malvern, Elkstone and Bristol (www.oliveandbarr.com). The lease is subject to a tenant option to determine the lease on 28/02/2027. The lease is also subject to a rent free period from the commencement of the term until 31/05/2024. The Seller will pay the Buyer a sum of money equivalent to the rent that would have been paid by the Tenant in the absence of the rent free period.

(3) As to Unit 803, a rent deposit of £4,500 is held by the Landlord.

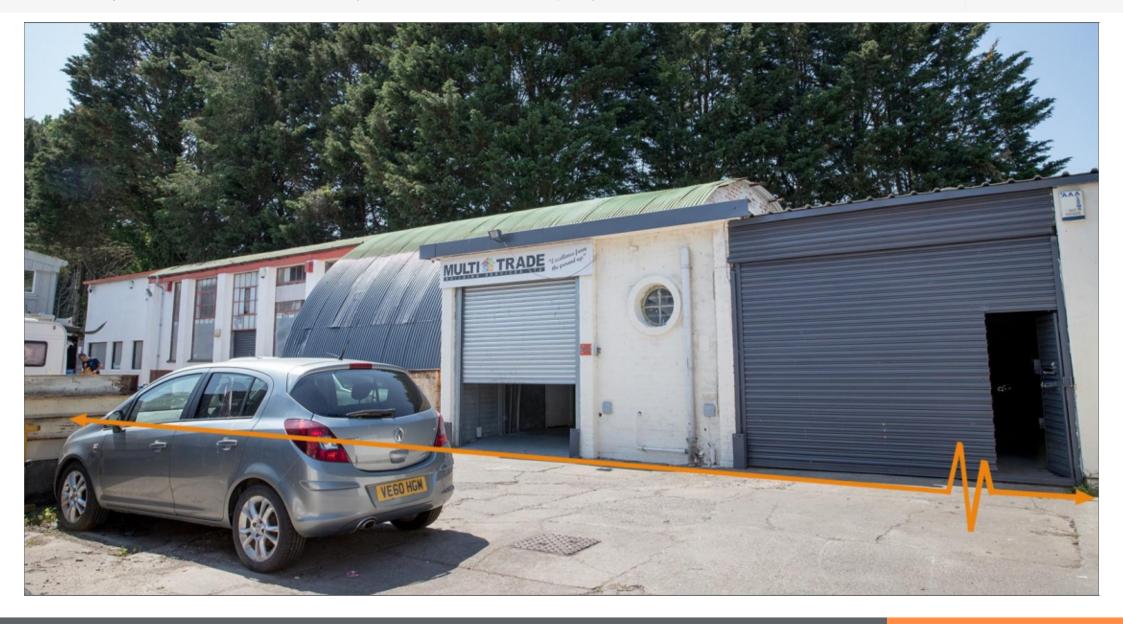
(4) As to Unit 804, a rent deposit of £2,250 is held by the Landlord.

(5) As to Unit 805, a rent deposit of £2,166 is held by the Landlord.



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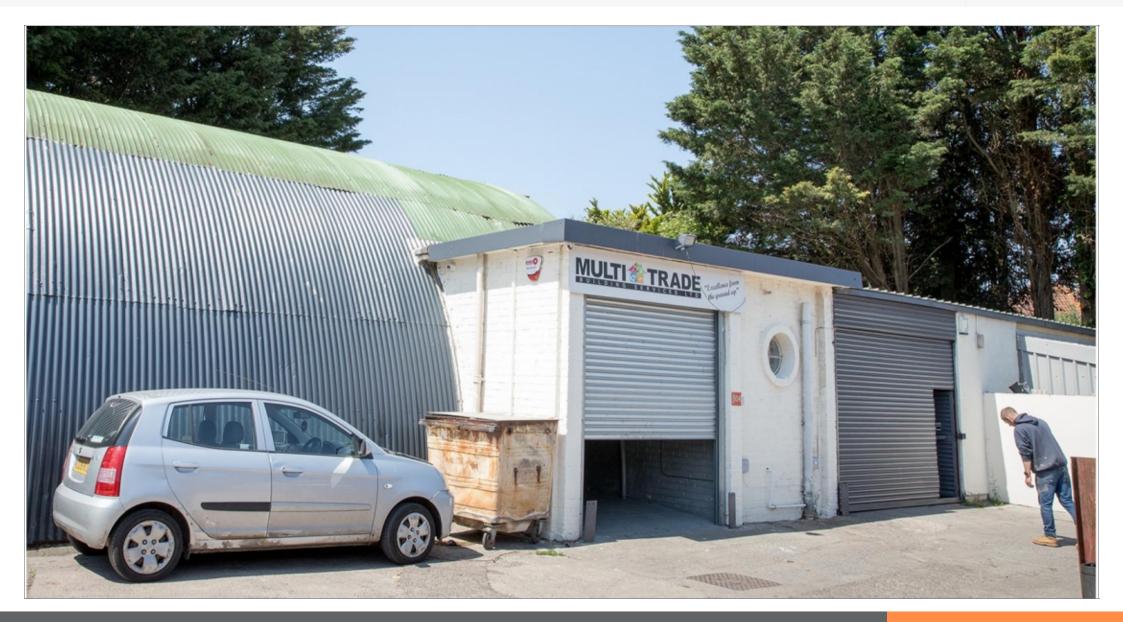


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