

7 Clothier Road, Brislington Trading Estate Brislington, Bristol BS4 5PS

lot 79

Substantial Freehold Industrial Opportunity

- Of interest to owner occupiers and developers
- Approximately 1,345.59 sq m (14,484 sq ft)
- Situated on an established and well located industrial estate
- Nearby occupiers include Jaguar car showroom, Travis Perkins, Pets at Home & McDonald's
- Opposite the Brislington Retail Park
- Excellent access to the busy A4 trunk road

Vacant upon Completion



On behalf of Insolvency Practitioners

Deloitte

Location

Miles: 3 miles south-east of Bristol
10 miles north-east of Bath
40 miles west of Swindon

Roads: A4, A4174

Rail: Keynsham
Bristol Temple Meads

Air: Bristol Airport

Situation

The property is located on an established industrial estate some 3 miles south-east of Bristol city centre. The property benefits from being situated off the very busy A4 trunk road and directly opposite the Brislington Retail Park, which houses national occupiers including TK Maxx and Toys R Us. Other nearby occupiers include Travis Perkins, Pets at Home, Honda car showroom, Cash and Carry, Screwfix and McDonald's.

Description

The property comprises an industrial warehouse with ancillary office and storage accommodation. The property benefits from car parking and has side vehicle access to the rear yard and loading bay.

Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

Tenure

Freehold & Long Leasehold. For further information please refer to the Special Conditions of Sale.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Warehouse/Ancillary	1,178.79 sq m	(12,689 sq ft)	VACANT (i)
First	Office	166.80 sq m	(1,795 sq ft)	
Total		1,345.59 sq m	(14,484 sq ft)	

(i) The property is currently let to Lindab Limited for a term of 25 years from 3rd May 1991 until 2nd May 2016. The tenant served notice on 21st October 2015 in accordance with section 27(i) of the Landlord and Tenant Act 1954 informing the landlord of their desire to terminate their tenancy. The tenant is not currently occupying the property.

For further details please contact:

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