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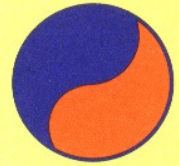
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BURSTON COOK

INDUSTRIAL SITE FOR SALE

INVESTMENT OPPORTUNITY

BROADMEAD LANE INDUSTRIAL ESTATE, KEYNSHAM BS31 1ST



- **MULTI LET INVESTMENT SITE**
- **18 INDUSTRIAL UNITS, ADDITIONAL YARDS, ACCESS RIGHTS AND RESIDENTIAL HOUSE ON A SITE OF CIRCA 4.53 ACRES (1.83 HECTARES).**
- **ONLY £995,000**
- **CURRENT GROSS INCOME £146,117.00 PER ANNUM, EXCLUSIVE**
- **POTENTIAL INCOME WHEN FULLY LET (AT AN AVERAGE RENTAL CIRCA £3 PER SQ FT) OF £185,000 PER ANNUM, EXCLUSIVE**
- **ONLY £21 PER SQ FT OVERALL**
- **IN A POPULAR INDUSTRIAL LOCATION WITH LIMITED SUPPLY**
- **CONVENIENT TO BATH & BRISTOL AND THE A4174 RINGROAD, PROVIDING GOOD ACCESS TO EAST BRISTOL**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

Broadmead Lane Industrial Estate is an established business location, situated to the north of the Ashmead Trading Estate, giving very good access to the A4 Keynsham bypass between Bristol and Bath and direct access across East Bristol via the Avon ringroad (A4174).

DESCRIPTION

The property comprises an industrial estate with a number of different industrial units and yards of varying types and sizes plus a single residential dwelling.

In addition, the property also includes riverbank frontage onto the River Avon and mooring rights.

The units generally provide a mix of detached, semi-detached and terraced units, some of original stone construction under pitched tiled roof and some more modern steel portal frame industrial units.

Nearly all units offer roller shutter door access, although not all provide separate WC facilities within the individual units.

Unit 6 has been converted to provide office accommodation.

There are numerous yard areas with hardcore and concrete surfaces that also provide access to the riverbank.

TENURE

Freehold subject to existing tenancies as attached.

Copies of the title and existing leases/licences and tenancies are available upon request.

ACCOMMODATION

See attached tenancy schedule.

Site Area

We understand that the site area is approximately 4.53 acres (1.83 hectares).

QUOTING PRICE

Freehold offers are sought in the region of £995,000.

INCOME

The property is currently part let producing an annual gross income of £146,117 per annum, exclusive.

When fully let assuming an average rent of £3.00 per sq ft, exclusive, the estate could potentially provide an income of circa £185,000, exclusive.

PLANNING

We understand that the site benefits from B2 industrial use, although interested parties are recommended to make their own enquiries with the local planning authority Bath & North East Somerset Council.

VAT

All rentals and prices quoted are exclusive of VAT if applicable.

INVESTMENT CONSIDERATIONS

1. Attractive investment with good rental income and potential for significantly improved rental income when fully let
2. Broadmead Lane is a popular Industrial Estate located in Keynsham where supply is limited
3. Potential medium to long term to improve the value of the investment with active management input
4. Approximately £21 per sq ft overall.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after 4th January 2009.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -

Burston Cook

FAO: Andrew Oliver

Tel: 0117 934 9977

Fax: 0117 930 0633

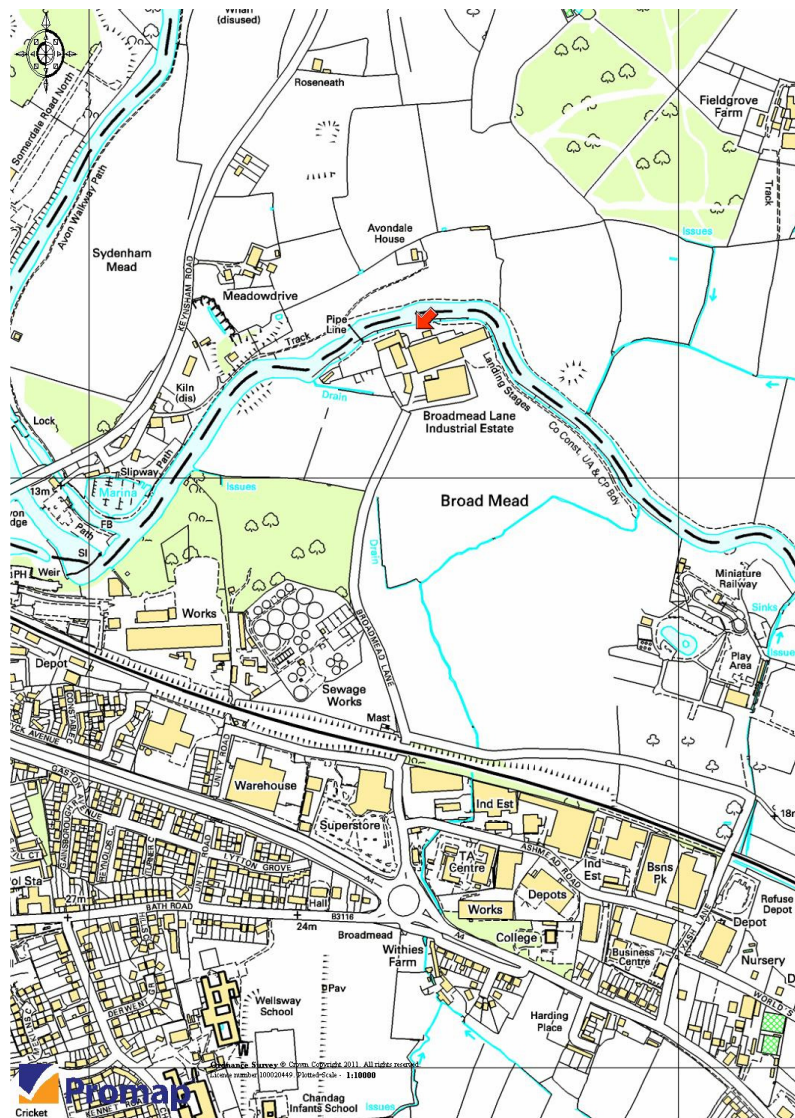
Alder King

FAO: Nathan Clark

Tel: 0117 3171000

SUBJECT TO CONTRACT

JANUARY 2012



TENANCY SCHEDULES

Address/Unit	Sq Ft	Sq M	Tenant	Commencement Date	Term years	Days	Expire Date	Break Date	Rent	Rent Review Date
Access to Riverbank			Mr M Bendall	01/09/2004	0	0			12,000.00	
Unit 2	2,200	204.4	M & B Trucks	11/11/1991	4	0	10/11/1995		12,120.00	
Unit 3	2,405	223.4	Vacant	05/01/2005	0	0				
Unit 4/5	2,480	230.4	Allmead Ltd	01/01/2011	3	0	31/12/2013	31/12/2012	7,000.00	
Unit 6/7	969	90	Allmead Ltd	01/01/2011	3	0	31/12/2013	31/12/2012	7,000.00	
Unit 8	2,700	250.8	Legacy Windows	01/02/2011	1	0	31/01/2012		13,000.00	
Unit 9	3,325	308.9	Legacy Windows	07/03/2011					9,975.00	0.00
Unit 10a	1,350	125.4	N K J Foster	01/12/2000	0	0			5,200.00	
Unit 10b	1,230	114.3	Timothy Richards	01/08/2011	0	92	31/10/2011		5,200.00	15/10/2011
Unit 10c	1,230	114.3	Roger Cook	24/02/2010	2	0	23/02/2012		5,500.00	
Unit 10d	1,230	114.3	K Price & D Evans	01/08/2010	3	0	31/07/2013	31/01/2012	5,300.00	31/12/2011
Unit 10e	1,230	114.3	Lease under neg						0.00	
Unit 11a	6,385	593.2	Keynsham Industrial Coatings	01/10/2002	0	0			21,300.00	
Unit 11 b/c	2,815	261.5	SOS Bodyworks	01/06/2009	0	0			9,197.04	
Unit 12	5,910	549	LMC Autos	12/06/2002	0	0			14,775.00	
Unit 12a	2,140	198.8	Vacant							
Unit 12b	2,100	195.1	Vacant							
Unit 12c	2,250	209	Vacant						0.00	
Unit 13	4,200	390.2	Vacant						0.00	
Boatyard			Mr D Laming	01/10/2002	0	0			10,150.00	
Riverside Cottage	1,463	135.9	Mark Williams & Tina Buck	12/10/2009	0	0			8,400.00	
Property Totals									146,117.04	

NB: All tenancies details provided are assumed to be accurate although may change and we would recommend all interested parties make detailed enquiries prior to any agreement. Copies of licenses, leases and tenancies at will are available on request.

SUBJECT TO CONTRACT

JANUARY 2012