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INDUSTRIAL UNIT WITH PARKING AND YARD- SUITABLE FOR MULTIPLE USES INCLUDING TRADE COUNTER

(subject to necessary planning consent)

FOR SALE/TO LET

BRITANNIA WAY, CLEVEDON, BS21 6QH



- **INDUSTRIAL UNIT WITH OFFICE ACCOMMODATION SITUATED IN A VISIBLE POSITION JUST OFF SOUTHERN WAY IN CLEVEDON**
- **FORECOURT PARKING AND REAR YARD**
- **5,725 SQ FT (531.87 SQ M) WAREHOUSE WITH 2,300 SQ FT (213.68 SQ M) MEZZANINE**
- **SUITABLE FOR A VARIETY OF USES INCLUDING TRADE COUNTER, MOTOR TRADE AND GYM (SUBJECT TO NECESSARY PLANNING CONSENTS)**

SUBJECT TO CONTRACT

LOCATION

Britannia Way is located just off Southern Way in Clevedon, providing easy access to junction 20 of the M5. The unit fronts onto Britannia Way, providing excellent visibility for passing vehicle traffic. Nearby occupiers include Screwfix, Halfords and Asda. The ease of access to the motorway network means that both Bristol to the North and Taunton and Exeter to the South are easily accessible.

DESCRIPTION

The unit comprises a mid terrace warehouse with a steel portal frame construction, brickwork and sheet profile clad elevations, roof lights and roller shutter door. The property provides warehouse space, office accommodation and WCs to the ground floor with a large mezzanine providing further offices and storage.

The unit benefits from a large forecourt for car parking spaces to the front of the unit and a yard area at the rear.

ACCOMMODATION

The property provides the following approximate gross internal areas:-

Ground floor	5,725 sq ft	(531.87 sq m)
Mezzanine	2,300 sq ft	(213.68 sq m)
Total GIA	8,025 sq ft	(745.55 sq m)

TENURE

The property is available by way of a new full repairing and insuring lease, the terms of which are to be agreed.

Alternatively, the freehold is available for sale.

RENT AND PRICE

Details of the quoting rent and quoting price are available upon application.

RATES

The rateable value for the property for the year 2020 / 2021 is £33,500. We would recommend that all interested parties make direct enquiries with the relevant rating authority or at www.voa.gov.uk

LEGAL COSTS

Each party to pay their own legal costs.

ENERGY PERFORMANCE CERTIFICATES

An EPC assessment is taking place and a copy of the EPC will be made available as soon as possible.

VAT

All prices quoted are exclusive of VAT, if applicable

VIEWING ARRANGEMENTS

Strictly by appointment only through the joint agents;

Burston Cook
F.A.O. Charlie Kershaw MRICS
Tel: 0117 934 9977
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Carter Jonas
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SUBJECT TO CONTRACT

FEBRUARY 2021

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.