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# **TO LET OPEN STORAGE LAND WITH WORKSHOPS FROM 0.5 to 1.57 ACRES**

## **STAUNTON LANE, WHITCHURCH, BRISTOL, BS14 0QL**



- **0.5 TO 1.57 ACRES OF TARMACADAM SURFACED OPEN STORAGE LAND WITH WORKSHOPS**
- **IDEAL FOR OPEN STORAGE OR VEHICLE SALES**
- **EXCELLENT ACCESS TO SOUTH BRISTOL AND BATH**

**SUBJECT TO CONTRACT**

## LOCATION

The site is situated in The property is located on Staunton Lane on the Eastern Edge of Whitchurch Village, which is approximately 5 miles south of Bristol City Centre and 13 miles West of Bath. There is direct access to Bristol via the A47 and Bristol Temple Meads is 4 miles away.

## DESCRIPTION

The site is laid to tarmacadam and provides open storage. There are two workshop and office buildings in the middle of the site, which are of steel portal frame and blockwork.

One of the buildings benefits from a vehicle inspection pit, two roller shutter doors and has recently been externally clad in timber.

On the Southern boundary of the site there is a vehicle washdown area.

## SITE AREA

The site consists of the following areas:

Site Area: **1.57 acres**

Workshops: **7,050 sq ft (655 sq m)**

## PLANNING

The property benefits from existing planning permission for use of land as a transport yard and use of workshop building for ancillary vehicle repairs and maintenance.

We would recommend that interested parties make their own investigations with Bath and North East Somerset Council Planning department.

## QUOTING TERMS

The quoting rent for the whole site is £120,000 per annum. We will consider offers for smaller areas of open storage.

## LEGAL COSTS

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

## VAT

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint agents: -

Burston Cook

FAO: Charlie Kershaw MRICS/ Holly Boulton BSc Hons

Email: [charlie@burstoncook.co.uk](mailto:charlie@burstoncook.co.uk)

Tel: 0117 934 9977

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**FEBRUARY 2022**

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.



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