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# **THE OLD JAIL, WILLWAY STREET BEDMINSTER, BRISTOL, BS3 4BG**

**TO LET**

## **INDUSTRIAL UNIT**



- **INDUSTRIAL WORKSHOP UNIT**
- **CENTRAL LOCATION**
- **QUOTING RENT £7 PER SQ FOOT**
- **LOW RATEABLE VALUE**

**SUBJECT TO CONTRACT**

## LOCATION

The property is located on Willway St in Bedminster Bristol. The property can easily be accessed from the city centre and has good road links to the rest of the city. Bedminster and Temple Meads train stations are both an easy walk from the premises and Bedminster will soon benefit from the Metrobus scheme.

Bedminster is a thriving commercial area of Bristol and the property sits in an established industrial area with Park Furnishers opposite, but is also in very close proximity to the new planned St Catherine Place development and Bedminster Parade and East Street.

## DESCRIPTION

The property is of stone construction, having originally been built as a Jail in the 18<sup>th</sup> Century. The roof is an asbestos sheet clad pitched roof with a large apex roof light running the full length of the building providing lots of natural light. The property benefits from an eaves height of approximately 9 meters.

Internally the property has a split level floor and there is a mezzanine floor providing office accommodation at 1<sup>st</sup> floor level. There is also a 3 storey pod of workspaces under construction which provide staff kitchenette and WCs.

The main area of the building provides workshop and storage space at ground floor level and benefits from large timber double doors providing access from the street. At mezzanine level there is office space and further storage.

## ACCOMMODATION

The property has the following approximate internal areas:-

Workshop, Warehouse and Storage space	3,012 sq ft	(279.8 sq m)
1 <sup>st</sup> Floor Mezzanine Office	1,054 sq ft	(97.94 sq m)

### Workshop Pod Net Internal areas

Ground floor:	515 sq ft	(47.85 sq m)
1 <sup>st</sup> Floor:	515 sq ft	(47.85 sq m)
2 <sup>nd</sup> Floor:	515 sq ft	(47.85 sq m)

**Total** **5,611 sq ft** **(521.29 sq m)**

## TENURE

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

## RENT

The property is available at a quoting rent of £7 per sq ft exclusive.

## BUSINESS RATES

We understand that the Rateable Value for the year 2016/2017 for the property is £7,500, however, we would recommend that all prospective purchasers make their own enquiries with Bristol City Council Rating Department.

## USE

We understand that the property currently benefits from B1/B2/B8 Use but we would recommend that interested parties make their own enquiries with Bristol City Council Planning Department.

Alternative Uses will be considered, subject to planning.

## ENERGY PERFORMANCE CERTIFICATES

An EPC has been commissioned and can be made available upon request.

### 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.

**VAT**

We understand that VAT is not payable on the rent, all prices quoted are exclusive of VAT if applicable.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.

**VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agents: -

**Burston Cook**

FAO: Charlie Kershaw MRICS and Tom Coyte

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

**SUBJECT TO CONTRACT**

**December 2016**

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