

# PROMINENT ROADSIDE UNIT—TO LET / MAY SELL

Lakeside, Bridgwater Road, Barrow Gurney, Bristol, BS48 3SL



- Fantastic unit with high visibility on the busy Bridgwater Road
- May suit showroom / retail / workshop / stores / offices
- Approximately 6,057 sq. ft (562.79 sq. m)
- Tap into 1,000's of vehicles passing every day on the main airport road from Bristol
- New lease available, terms to be agreed
- Large forecourt car parking



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

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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property occupies an excellent position fronting onto the A38 approximately 4km north east of Bristol Airport and 6km south west of Bristol city centre. This position allows for fantastic roadside visibility with a high volume of passing traffic daily.

## DESCRIPTION

The subject property comprises a ground floor retail / showroom / workshop space, with a WC facility, ancillary / storage space and the added benefit of electric tailgate loading access. To the first floor there is office accommodation which benefits from access from an internal staircase as well as a separate external staircase. A kitchen and further WC facilities can also be found at first floor level.

Externally there is good parking immediately to the front of the property. Also available is a separate building situated to the side of the main building, which can be used for further showroom or retailing space, office accommodation, or simply for storage purposes. There is also a large covered area to the front of this building with a roller shutter door, which could be suitable for display or workshop space.

## ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Ground Floor:	3,085 sq. ft	(286.6 sq. m)
First Floor:	2,140 sq. ft	(198.9 sq. m)
Side Annex:	832 sq. ft	(77.29 sq. m)
<b>Total:</b>	<b>6,057 sq. ft</b>	<b>(562.79 sq. m)</b>

## TENURE

The property is available to let by way of a new lease, terms to be agreed. A service charge and a deposit may also be payable.

## RENT

Rent on application.

## USE

We understand that the property benefits from a Class E use, the property may be suitable for other uses subject to the relevant planning consents being obtained.

## PRICE

Quoting £625,000 for the freehold.

## BUSINESS RATES

In accordance with the Valuation Office Agency Website the property has the following rates designation:

Rateable Value:: £3,850

Interested parties may qualify for Small Business Rate Relief, but they are advised to check directly with the VOA in this respect.

## EPC

We understand that the rating is C (65). A copy of the certificate is available upon request.

## VAT

The property is elected for VAT and therefore VAT will be payable on all prices.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: Holly@burstoncook.co.uk

## SUBJECT TO CONTRACT

April 2023

### 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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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