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***LIGHT INDUSTRIAL UNIT WITH POTENTIAL FOR  
OTHER USES – SUBJECT TO THE NECESSARY  
PLANNING CONSENTS***

**1a WOLSELEY ROAD, BISHOPSTON,  
BRISTOL, BS7 8EL**



- **EXCELLENT POSITION JUST OFF POPULAR GLOUCESTER ROAD**
- **LIGHT INDUSTRIAL UNIT WITH POTENTIAL FOR OTHER USES - SUBJECT TO NECESSARY PLANNING CONSENTS**
- **TOTAL FLOOR AREA OF 1,728 SQ FT**
- **RENT ON APPLICATION**

SUBJECT TO CONTRACT

## LOCATION

The property is located in an excellent position just off Gloucester Road, which is a popular retail and commercial destination close to both Bristol City Centre, Redland and Bishopston. The location is popular with retailers as well as young professionals and students and enjoys high levels of footfall and high demand for both commercial and residential property.

## DESCRIPTION

The property comprises an industrial property forming part of a terrace on Wolseley road. The property is accessed via a pedestrian door to the front elevation and a roller shutter door in the front elevation provides vehicle access. There is a small storage/office area at mezzanine level and a staff WC at the rear of the unit.

## ACCOMMODATION

From our on site measurements, the property provides the following approximate net internal area: -

Ground floor	1,481 sq ft
Mezzanine floor	247 sq ft
<b>Total</b>	<b>1,728 sq ft</b>

## LEASE TERMS

A new full repairing and insuring lease is available, the details of which are to be agreed.

## RENT

Rent terms are available upon application.

## PLANNING CONSENT

We understand the property benefits from planning consent for the existing B2 Light Industrial use although, we would recommend that all interested parties make their own enquiries directly with Bristol City Council Planning Department.

## BUSINESS RATES

The rateable value for the property for the year 2020 / 2021 is £6,900.

We would highlight that interested parties may benefit from small business rates relief therefore, reducing the cost of the rates payable. We would recommend all interested parties make their own enquiries directly with Bristol City Council or the Valuation Office.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate is available for the property and can be made available upon request.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents, Burston Cook.

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## SUBJECT TO CONTRACT

### 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.