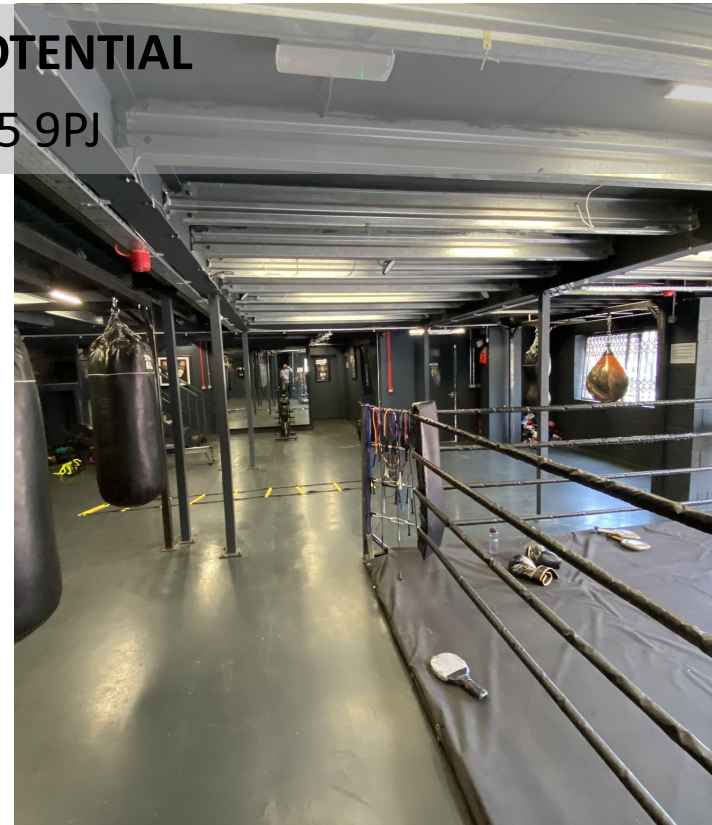


# EXCELLENT INDUSTRIAL INVESTMENT WITH OWNER OCCUPIER POTENTIAL

UNIT 1, NETHAM INDUSTRIAL ESTATE, NETHAM ROAD, BRISTOL, BS5 9PJ



- Excellent location in on Netham Industrial Estate in Central Bristol
- 3,164 sq ft end of terrace industrial building with parking
- Fully let to a single tenant producing rental income of £24,000 pax
- Potential to owner occupy from the lease expiry in September 2025
- 999 year long leasehold at a peppercorn rent
- Guide price £330,000 exclusive



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 is situated on the Netham Industrial Park, which is situated approximately two miles East of Bristol City Centre and within the established industrial location of St Philips. The park has excellent road links, providing easy access to the city centre, the M32 motorway and Bath to the South.

## DESCRIPTION

The unit is the end of terrace unit in a block of twelve terraced warehouse units, the building is constructed of steel frame with concrete block walls and external facing brick. The unit has recently benefitted from a new overclad roof, incorporating roof lights.

The unit is currently fitted out as a boxing gym and has the benefit of a roller shutter door at ground floor level and the ground floor provides gym space, reception, office, changing room and WCs. The first floor is currently fitted out to provide further gym accommodation. This space could be adapted to suit a variety of uses.

## ACCOMMODATION

Burstn Cook have measured the property in accordance with the RICS Property Measurement Standard and confirm the following approximate gross internal areas: -

Floor	SQ FT	SQ M
Ground floor	1598	148.5
First Floor	1566	145.48
<b>Total</b>	<b>3164</b>	<b>293.98</b>

## TENURE

The property is held on a 999 year long leasehold interest from January 26th 1996 at a peppercorn rent and is offered for sale subject to the existing tenancy.

## TENANCY

The property is let by way of the following tenancy:-

Tenant	Lee Haskins Ltd.
Passing Annual Rent	£24,000 pax.
Contractual Term	5 years commencing 11 <sup>th</sup> September 2020
Repair and Insurance	The lease is held on full repairing and insuring terms.
Rent Review	There is a fixed rent uplift at 11 <sup>th</sup> March 2022
Break option	There is a mutual break option at 11 March 2022, to be operated with 3 months written notice.
Landlord and Tenant Act 1954	The lease is contracted outside the L and T Act 1954

Terms for a new lease may be agreed between the existing occupier and a purchaser and we believe there is scope for rental growth at renewal.

Alternatively, the lease is contracted outside the Landlord and Tenant Act 1954 meaning a purchaser could take back possession of the property for their own occupation at the end of the existing lease in September 2025.

## VAT

All prices quoted are exclusive of VAT.

## EPC

The property has an EPC of B-43.

## Business Rates

Type: Gymnasium and premises

Rateable Value for 2025/2026: £20,500

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burstn Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burstn Cook recommend you obtain advice from a specialist in this regard.







## 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: Charlie Kershaw MRICS

Tel: 0117 934 9977

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

## SUBJECT TO CONTRACT

May 2025

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