



FREEHOLD FOR SALE - VACANT POSSESSION

 FREEHOLD FOR SALE AT PARNALL ROAD INDUSTRIAL ESTATE	 SIZE (NIA) 711 sq ft 66.06 sq m	£ QUOTING PRICE £94,500
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THE OPPORTUNITY

- Fantastic business unit available in Fishponds
- One allocated parking space
- 'Class E' use and therefore suitable for a variety of uses i.e. storage, office etc
- Approximately 711 sq ft (66.06 sq m) NIA
- Quoting £94,500 for the freehold interest - sold with vacant possession.

LOCATION

The subject property forms part of the Parnall Road Industrial Estate, which is located off Fishponds Road and comprises an estate of office and industrial units. Situated just off the B4048 Lodge Causeway, and only 1.5 miles from J2 M32 motorway, providing direct access to Junction 19 of the M4 motorway. The property is located approximately 2.75 miles from Bristol City Centre and is in an excellent position for businesses requiring access to the city and the wider national road network.

PLANNING

We understand the property benefits from Use Class E planning.

TENURE

The business unit is sold freehold with vacant possession.



DESCRIPTION

The property comprises a self-contained commercial unit within an industrial park in Fishponds. Unit 7G Parnall Road Industrial Estate is situated over ground and first floors and comprises storage / workshop space at ground floor level with a kitchenette (currently not plumbed in) and WC. Access to the front elevation is via one wooden double door. To the first floor is further mezzanine accommodation. The premises carries strip lighting, brick walls and in some areas, carpet has been fitted.

ACCOMMODATION

The property has the following approximate Gross Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	711	66.06
TOTAL	711	66.06

QUOTING PRICE

Quoting £94,500 for the free hold interest.

BUSINESS RATES

In accordance with the Valuation Office Agency, the property has the following designation as of April 2026:

Rateable Value: £13,250

Rates Payable: £5,016.50

N.B. Parties are likely to qualify for an element of small business rates relief. All parties are advised to make their own enquiries.

VAT

We understand the property is VAT elected.

EPC

The property has an Energy Performance rating of D (90).

LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons 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.



CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
OCTOBER 2024



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