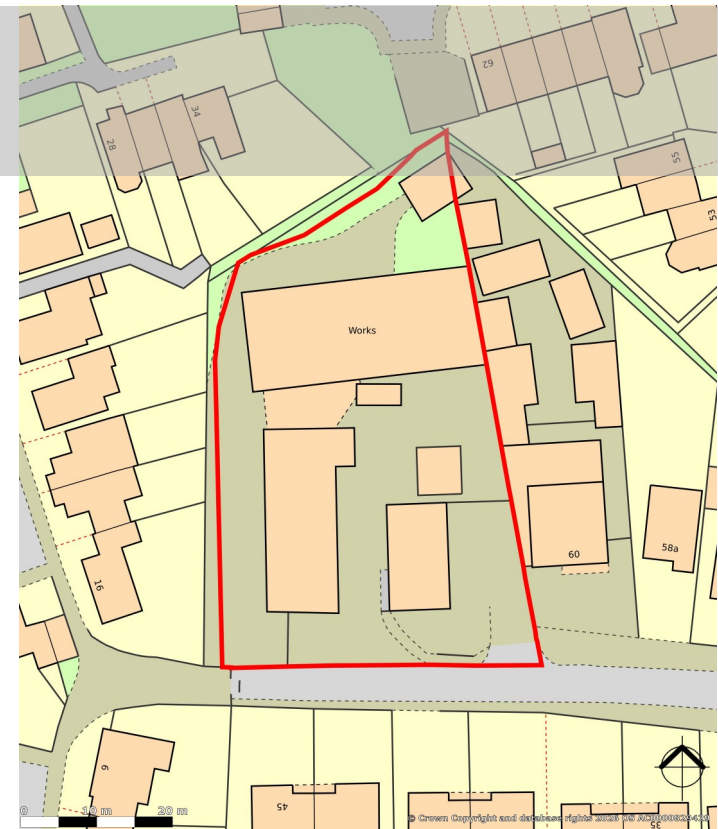


INDUSTRIAL SITE FOR SALE

62 Barrs Court Road, Barrs Court, Bristol, BS30 8DH



- Freehold site of circa 0.55 acres
- Existing industrial / office buildings totalling approximately 8,554 sq ft (792.84 sq m)
- Suitable for a wide variety of commercial uses
- Potential for redevelopment (subject to planning)
- Existing business is also available for sale by way of separate negotiation
- Quoting price only £795,000, 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 subject property is located on Barrs Court Road within the Cadbury Heath area of Bristol.

The subject property is located primarily within a residential area and there is access to the motorway network via the A4174 ring road, which provides access to the M4 to the north and to the A4 Keynsham bypass to the south. Gallagher Retail Park is a relatively short drive from the subject property.

DESCRIPTION

The subject property comprises various buildings on a site of circa 0.55 acres, comprising a single storey office building, two industrial units and two further storage buildings.

The site is suitable for a wide variety of commercial uses. The site may also suit redevelopment to residential given that it is situated in a primarily residential location.

ACCOMMODATION

From measurements taken on-site in accordance with the RICS Property Measurement Standards, we confirm the property has the following approximate gross internal area: -

Office building:	1,088 sq ft	(101.08 sq m)
Store building:	387 sq ft	(35.94 sq m)
Industrial building:	2,444 sq ft	(225.22 sq m)
Industrial unit:	4,173 sq ft	(387.67 sq m)
Store building:	462 sq ft	(42.9 sq m)
Total:	8,554 sq ft	(792.84 sq m)

TENURE

We understand the property is held on a freehold basis and we have assumed for the purposes of this report that the freehold title is free from any encumbrances or onerous conditions which would affect the value of the site.

The property is to be sold with vacant possession.

PRICE

Quoting £795,000, exclusive.

BUSINESS SALE

The existing business is also available for sale by way of separate negotiation—further details available upon request.

VAT

All prices are exclusive of VAT.

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: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

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, Burston 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 Burston Cook recommend you obtain advice from a specialist in this regard.





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