



SITUATION

Located in this well-established industrial estate comprising a variety of workshops, garages, warehouses, offices and bodyshops located approx. 2½ miles south of the City Centre. Bristol is a major commercial and financial centre with fast links to the M4 and M5, only 12 miles north-west of Bath and 40 miles west of Swindon.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 803	Ground & Mezzanine Floors Area Approx. 1,960 sq ft ¹	Handmade Shaker Kitchens Ltd t/a Olive and Barr (Bespoke kitchen design company with showrooms in London, Tenbury Wells and Elkstone – visit: oliveandbarr.com)	5 years from 28th February 2024	£15,000	FRI Tenant's Break 2027 £4,500 Rent Deposit held.
Unit 804	Ground Floor Area Approx. 1,044 sq ft ² Mezzanine Floor Area Approx. 613 sq ft ² Total Area Approx. 1,657 sq ft	Events Everywhere Ltd (with personal guarantor) (Provider of services to the events and entertainment industries – Visit: www.eventseverywhere.co.uk)	5 years from 10th March 2025	£12,500	FRI Tenant's Break 2028 £3,750 Rent Deposit held.
Unit 805	Ground Floor Area Approx. 1,551 sq ft ²	J. M. de Oliveira t/a Diamond Automotive	5 years from 31st December 2022	£13,000	FRI £2,166 Rent Deposit held.
				Total: £40,500	

¹Not inspected by Barnett Ross. Area provided by Vendor.

²Not inspected by Barnett Ross. Area taken from VOA.

PROPERTY

Comprising **3 adjoining Light Industrial Units.**

- **Unit 803** was fully refurbished in 2023 and includes a mezzanine floor, roller shutter door and an external yard.
- **Unit 804** includes a mezzanine floor, roller shutter door and a small rear yard.
- **Unit 805** includes a roller shutter door and an external yard.

Note: Part of the mezzanine floor of Unit 804 is situated over part of the ground floor of Unit 803.



Unit 803



Unit 803



Unit 803

Unit 804



Unit 804



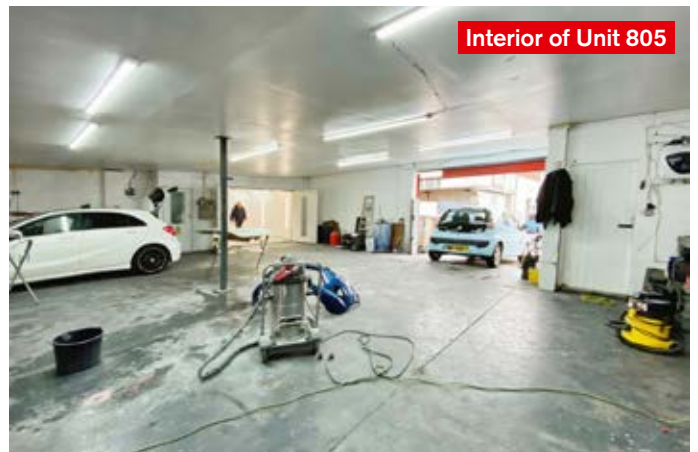
Unit 805



Interior of Unit 803



Interior of Unit 804



Interior of Unit 805



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£40,500 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

Vendor's Solicitors

JMW Solicitors LLP

Tel: 020 3675 7575 Ref: Tufayel Ahmed

Email: tufayel.ahmed@jmw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**