

TO LET

WORKSHOP, GARAGE & TYRE FITTING DEPOT 275.74 SQ M (2,968 SQ FT)



VEHICLE REPAIR & TYRE DEPOT
WICKWAR ROAD
CHIPPING SODBURY
BRISTOL
BS37 6BQ

0117 973 1474

LOCATION

The historic market town of Chipping Sodbury is located approximately 10 miles northeast of Bristol city centre. The property is situated off Wickwar Road (B4060) approximately 100 metres from its junction with the A432 (Broad Street). There is good access to the national motorway network via Junction 18 of the M4.

DESCRIPTION

- The property comprises a detached garage workshop with two storey offices/WCs annexed to the side of the main building.
- The unit is constructed of steel portal frame with brickwork elevations under a pitched truss roof.
- The unit has an eaves height of 4.55m, a full height roller shutter door in the front elevation, fluorescent strip lighting and three phase electricity.
- There are WC facilities and a reception area as well as first floor offices.
- There is a mezzanine floor to the rear of the unit.
- There is a small tyre compound to the rear of the unit.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx) areas:-

Description	Sq m	sq ft
Workshop	228.10	2,455
Ground Floor Office	23.82	256
First Floor Office	23.82	256
Total	275.74	2,968
Mezzanine	115.33	1,241

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£25,000 per annum exclusive

BUSINESS RATES

The rating list entry with effect from April 2010 is:-

Description: Workshop & Premises

Rateable Value 2017: £19,500

PLANNING

The property has planning consent B1(c) (Light Industrial) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

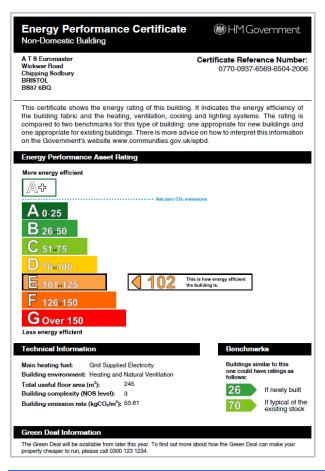
COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable.

ENERGY PERFORMANCE CERTIFICATE (EPC)



LOCATION PLANS



VIEWING & FURTHER INFORMATION

Strictly though sole agents ETP Property Consultants:-

Julian Bladen 0117 317 1723 julian@ETPproperty.co.uk Edward Le Masurier 0117 317 1729 ed@etpproperty.co.uk

SUBJECT TO CONTRACT OCTOBER 2018