



FOR SALE (MAY LET)

Gatcombe Farm

West Hay Road, Wrington, Bristol, BS40 5GF

New purpose built self-contained commercial buildings comprising 1,270 – 3,208 sq ft net approx.

Location

Wrington is situated on the north slopes of the Mendips Hills in North Somerset, 2 miles from Congresbury and 3 miles south-east of Yatton. Weston-super-Mare is 9 miles to the west and Bristol 12 miles to the north east.

Located close to the A38, Bristol International Airport is only a couple of miles away.



Airport



2 miles

M5



8 miles west

Bristol



12 miles

W-s-M



9 miles

Accommodation

Description

Located within a rural setting, the two self-contained buildings are currently under construction and will complete towards the end of 2024. The accommodation can be offered as individual buildings and will be finished to a shell condition.

Parking

Each property has allocated on site car parking spaces.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Building 1	1,938	180
Building 2	1,270	118
TOTAL	3,208	298

Open plan layout



EPC Rating -



Onsite parking

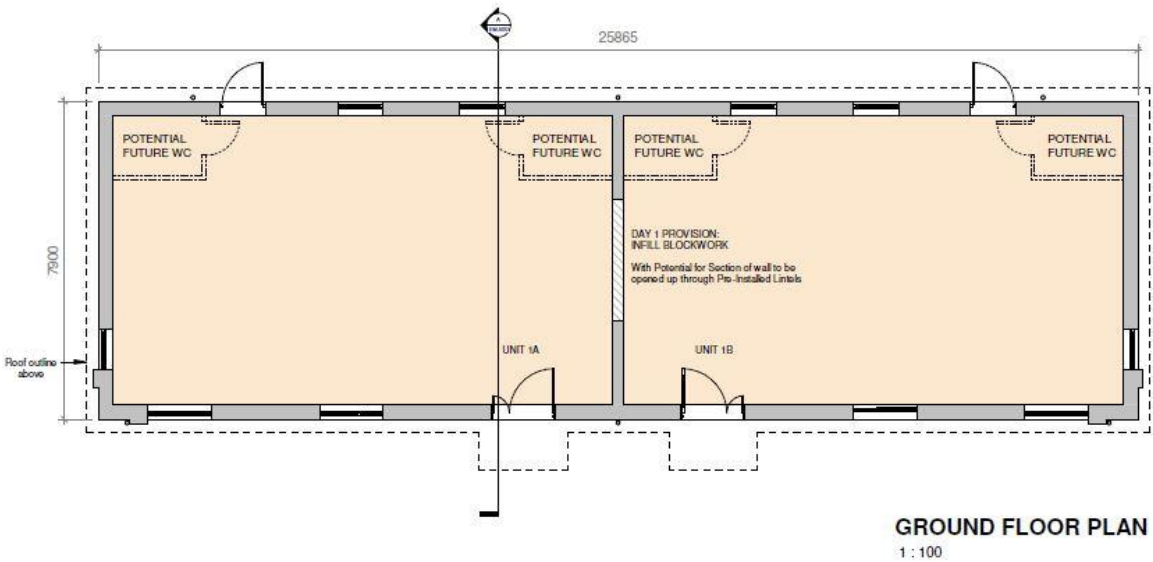


Shell specification

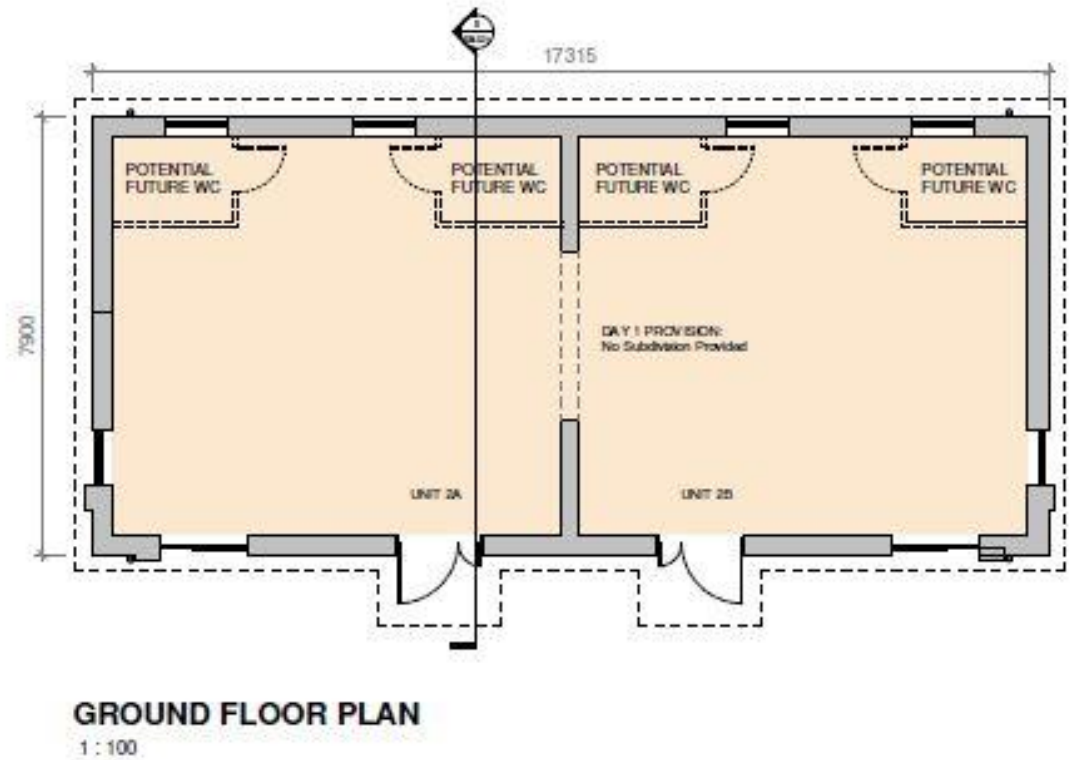


Sat Nav BS40 5GF





Building 1 – Indicative Floor Plan



Building 2 – Indicative Floor Plan

Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Class E, but any occupier should make their own enquiries to the Planning Department of North Somerset Council.

www.n-somerset.gov.uk

Business Rates

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC will be available following completion.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Terms

The accommodation is available to purchase by way of the disposal of the long leasehold interest at a peppercorn rent and subject to the wider estate service charge.

Alternatively, consideration will be given to offering the units on a new full repairing lease for a term of years to be agreed to incorporate regular upward only rent reviews.

Price/Rent

Quoting price

Building 1 -- £435,000 excl (shell)

Building 2 – £285,750 excl (shell)

Quoting rent

Building 1 - £29,000 per annum excl (shell)

Building 2 - £19,000 per annum excl (shell)

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: TWD/Pending

Date: May 2024

Subject to Contract

Emma Smith

0117 317 1090

07788 390651

esmith@alderking.com

Tom Dugay

0117 317 1094

07974 186462

tdugay@alderking.com

Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS

