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**LIGHT INDUSTRIAL UNIT WITH POTENTIAL FOR OTHER
USES – SUBJECT TO THE NECESSARY PLANNING
CONSENTS**

TO LET
**HAMPTON LANE GARAGE, CLIFTON,
BRISTOL, BS6 6LE**



- **EXCELLENT POSITION JUST OFF POPULAR WHITELADIES ROAD AND COTHAM HILL**
- **LIGHT INDUSTRIAL UNIT WITH POTENTIAL FOR OTHER USES - SUBJECT TO NECESSARY PLANNING CONSENTS**
- **TOTAL FLOOR AREA OF 2,956 SQ FT**
- **RENT ON APPLICATION**

SUBJECT TO CONTRACT

LOCATION

The property is located in a very central Clifton position on Hampton Lane. This is positioned between Whiteladies Road and Cotham Hill, which are popular retail and commercial destinations. Whiteladies Road is an arterial route linking Clifton, Cotham, and Redland to both Bristol City Centre. Whiteladies road and Cotham Hill have a strong mix of local retailers, restaurants, bars and pubs and the University of Bristol and the Bristol Royal Infirmary are both within a mile.

DESCRIPTION

The property comprises an single story industrial property with a pitched roof, on Hampton Lane. The property has a covered car port area to the front elevation with space for two cars. The building is accessed via a pedestrian door and a roller shutter door in the front elevation, providing vehicle access. There is a small storage/office area at ground floor level and a staff kitchenette and WC at the rear of the unit. There is a mezzanine storage area at first floor level over the office and car port area.

ACCOMMODATION

The property provides the following approximate gross internal area: -

Ground floor	2,363 sq ft
Mezzanine floor	593 sq ft
Total	2,956 sq ft

LEASE TERMS

A new full repairing and insuring lease is available, the details of which are to be agreed.

RENT

Rent terms are available upon application.

PLANNING CONSENT

We understand the property currently benefits from planning consent for the existing B2 Light Industrial use although, we would recommend that all interested parties make their own enquiries directly with Bristol City Council Planning Department.

There are also proposed changes to the Use Classes Order which are due to come into force in September 2020 and interested parties should familiarize themselves with this.

BUSINESS RATES

The rateable value for the property for the year 2020 / 2021 is £8,600.

We would highlight that interested parties may benefit from small business rates relief therefore, reducing the cost of the rates payable. We would recommend all interested parties make their own enquiries directly with Bristol City Council or the Valuation Office.

VAT

All rentals and prices quoted are exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate is available for the property and can be made available upon request.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents, Burston Cook.

FAO: Holly Boulton or Charlie Kershaw MRICS

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Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.