

# HOOTONS

***SITE C, SEVERN VIEW INDUSTRIAL PARK  
CENTRAL AVENUE  
AVONMOUTH  
BRISTOL  
BS10 7SD***

***TO LET***

***1 ACRE***

***0.4 HECTARE***



Avonmouth is Bristol's main industrial and distribution area, situated approximately 7 miles to the north west of the city and approximately 6 miles south of the M4/M5 interchange. Avonmouth is conveniently located for access to the south west, south Wales and London via the M5 and M4 motorways. The property is situated on the south side of Central Avenue, which is accessed via the A403 (Severn Road) which connects Avonmouth to Junction 1 of the M48 Motorway.

**[www.hootons.co.uk](http://www.hootons.co.uk)**

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY  
Tel: 0117 933 9915 Email: [commercial@hootons.co.uk](mailto:commercial@hootons.co.uk)**

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## *DESCRIPTION*

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The property comprises an open site of approximately 1 acre (0.40 hectare), which is secured by palisade fencing and metal gates.

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## *TERMS*

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The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

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## *RENT*

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£40,000 per annum exclusive

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## *RATES*

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Rateable Value £39,000

Rates payable 2018/19 48p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

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## *PLANNING*

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The premises are suitable for B8 storage and distribution purposes. Further enquires can be addressed to South Gloucester Council planning department (tel: 01454 868686).

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## *LEGAL COSTS*

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The ingoing tenant will be responsible for our client's reasonable legal costs in connection with this transaction.

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## *VIEWING & FURTHER INFORMATION*

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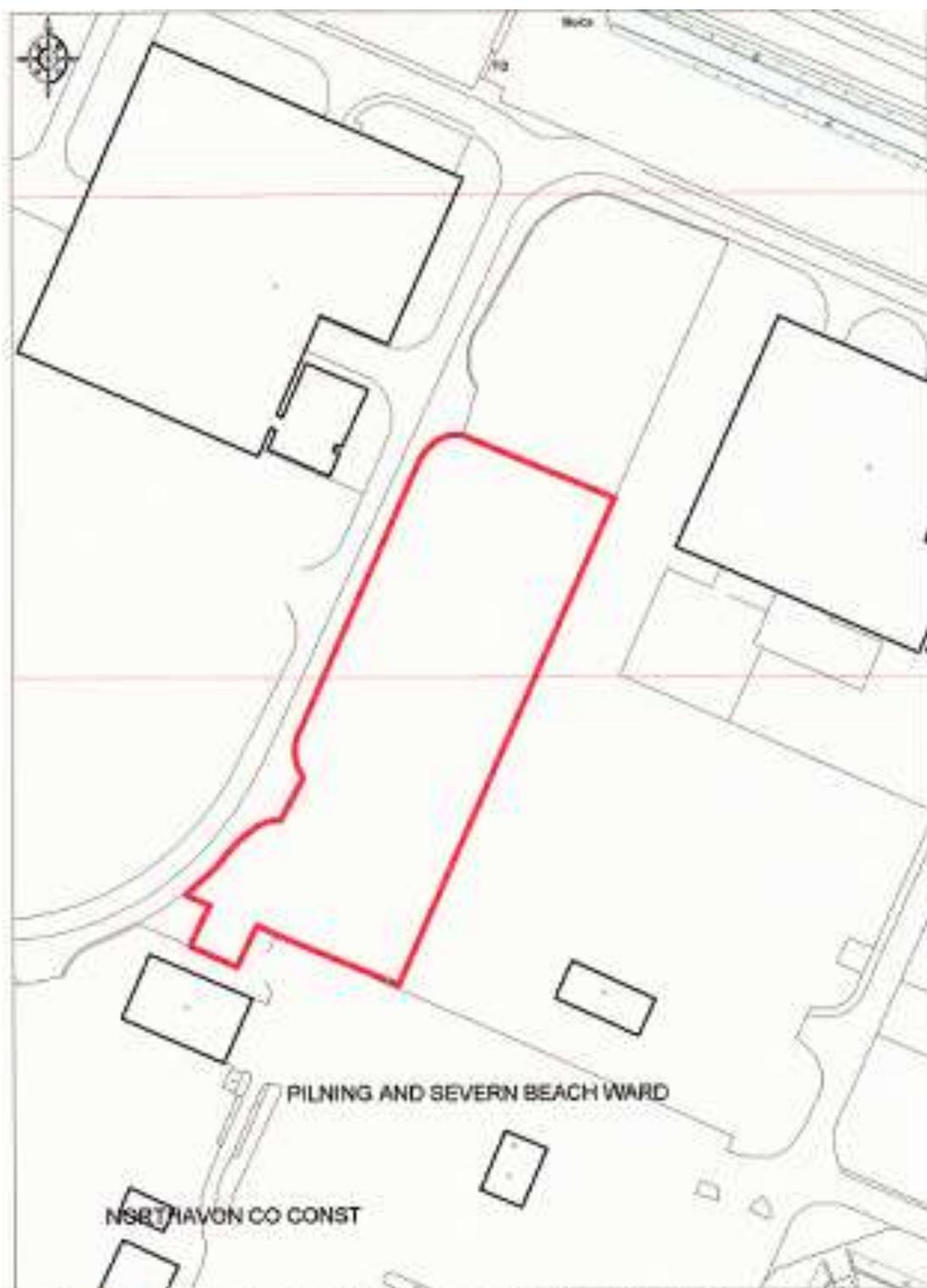
By appointment with the sole agents:

Hootons Commercial Ltd  
The Coach House  
1 Hurle Road  
Clifton  
Bristol BS8 2SY

Contact: Nigel Hooton, Francine Tovey or Ben Newton  
Tel: 0117 933 9915

## *NOTICE*

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Ordnance  
Survey

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*Central Ave, Severnside, Avonmouth*