

HOOTONS

***UNIT 1 BADMINTON COURT
STATION ROAD
YATE
BS37 5HZ***

313.70 sq m (3,377 sq ft)

***FOR SALE/
MAY LET***



The subject premises are situated in Yate, approximately 12 miles north of Bristol in a modern courtyard office development fronting the main A432. Badminton Court is situated adjacent to Yate Railway Station and benefits from good access to the M4/M5 motorways.

www.hootons.co.uk

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

DESCRIPTION

The premises comprise two storey self-contained office accommodation with brick elevations under a pitched slate tiled roof. The premises benefit from:

- 10 allocated car parking spaces
- Double glazed windows
- Carpeting throughout
- Air conditioning (Hot & Cold)

ACCOMMODATION

The approximate net internal floor area is as follows:

Unit 1 313.70 sq m 3,377 sq ft

PURCHASE PROPOSAL

We are seeking a price of £500,000 for the 999 year lease dated 20 January 1989.

LEASING

Consideration may also be given to renting the property for a term to be agreed.

RATES

Rateable Value: £34,750

Rates payable 2018/19 48p in the £

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

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT

VIEWING & FURTHER INFORMATION

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

ENERGY PERFORMANCE CERTIFICATE



NOTICE

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (ii) intending as to the correctness of each of the statements contained in these particulars; (iii) we have not tested any equipment or services and applicants should arrange for their own investigation make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property by our client, we have not had sight of all title documents; (iv) all rentals and price are exclusive of VAT where applicable; (v) under the Control of Asbestos at Work Regulations anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related materials; (vi) CAW Regulations is an offence and could adversely affect the value of the property.