

HOOTONS

**UNIT E 7A4
VICTORIA ROAD
AVONMOUTH
BRISTOL
BS11 9DB**

FOR SALE

**188.1 sq m (2,025 sq ft)
Plus Mezzanine**



The premises are located on the 7A4 Estate on Victoria Road in Avonmouth. This is adjacent to the entrance to Avonmouth Docks alongside the A4 Portway dual carriageway link with Bristol, less than 1 mile from Junction 18 of the M5 motorway. This provides access to the West Midlands via the M5 and also South Wales and London via the M4.

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 property is a terraced modern single storey portal frame unit including ancillary offices. The elevations are of brick/blockwork with corrugated sheet steel cladding above. The property provides a clear internal eaves height of approximately 7m (22 ft 9 in) to the front 5.7m to the rear (18 ft 7 in) of the property. The roof covering is corrugated sheet steel cladding, incorporating approximately 15% roof lights. Access to the warehouse accommodation is provided by a single roller shutter door of 3.8m (12 ft 4in) wide by 4.7m (15ft 4 in). Lighting is provided by fluorescent strip and sodium lights throughout. The unit benefits from four allocated parking spaces.

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

Ground floor	188.1 sq m	2,025 sq ft
mezzanine	54.8 sq m	590 sq ft

TENURE

The premises are available to purchase by way of a 125 year lease from 18 April 1989 subject to a peppercorn rent.

PROPOSAL

We have been instructed to seek offers in the region of £239,750.

RATES

Rateable Value: £13,500

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

Vat is chargeable on this transaction.

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

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

Contact: 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 made 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 or inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange their own inspection; (v) the vendor/lessor does not 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; (vi) the particulars are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Energy Efficiency Regulations, the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to improve the energy efficiency of the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

