

PR RECYCLING LIMITED SEVERN ROAD, AVONMOUTH, BRISTOL, BS11 0YL

Asking Price £7,000,000

DESCRIPTION

A large, secure site of approximately 4 acres, laid to hard standing, with a modern detached industrial unit of approximately 15,065 ft² (1,400m²) which includes modern first floor offices with air conditioning. The site also benefits from CCTV with motion detection, solar panels, canteen, staff toilets and shower facilities .

The site is enclosed by security fencing with electric gate access and would suit a variety of industrial uses, subject to obtaining the necessary consents. The site is available as as whole, although some of the yard can be retained by the landlord if it is not required.

LOCATION

The site is located in Avonmouth, providing easy access to the M5 and M49, within close proximity to Amazon.

BUSINESS RATES

The rateable value with effect from April 2023 is £280,000.

SCHEDULE OF AREAS

Please refer to the floor plan for approximate measurements. The floor plan and aerial plan is provided for indicative purposes only and should not be relied upon.

CURRENT USE

The site is currently used for car recycling but would suit a variety of industrial purposes (subject to consents).

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B - valid to January 2028.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

PLANNING

Planning consent was granted in 2015 (Application No. 15/05705/F) for the construction of new vehicle recycling center for dismantling cars, parts storage building, lorry and staff parking.

TENURE

Offered for sale on the residue of a long leasehold interest (999 years).

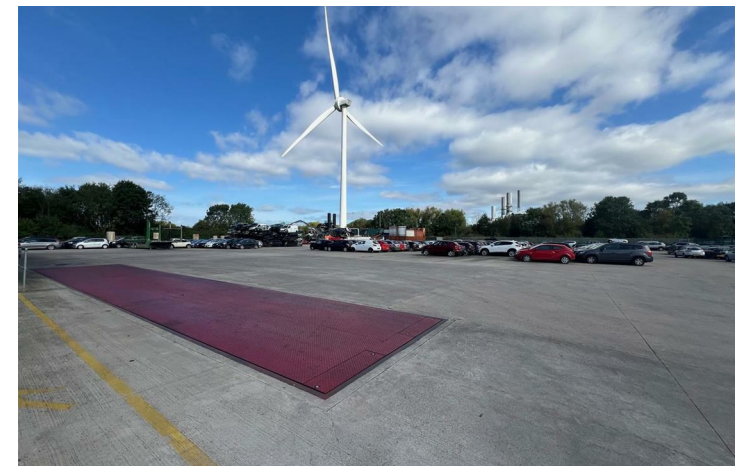
The site is also available to let at £400,000pa.

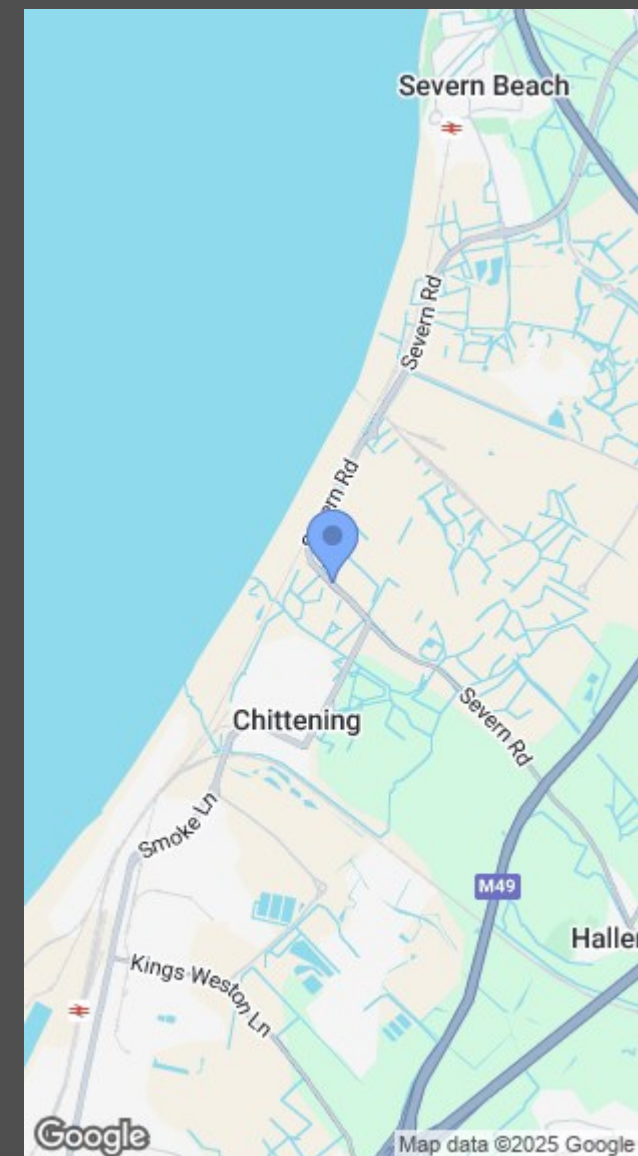
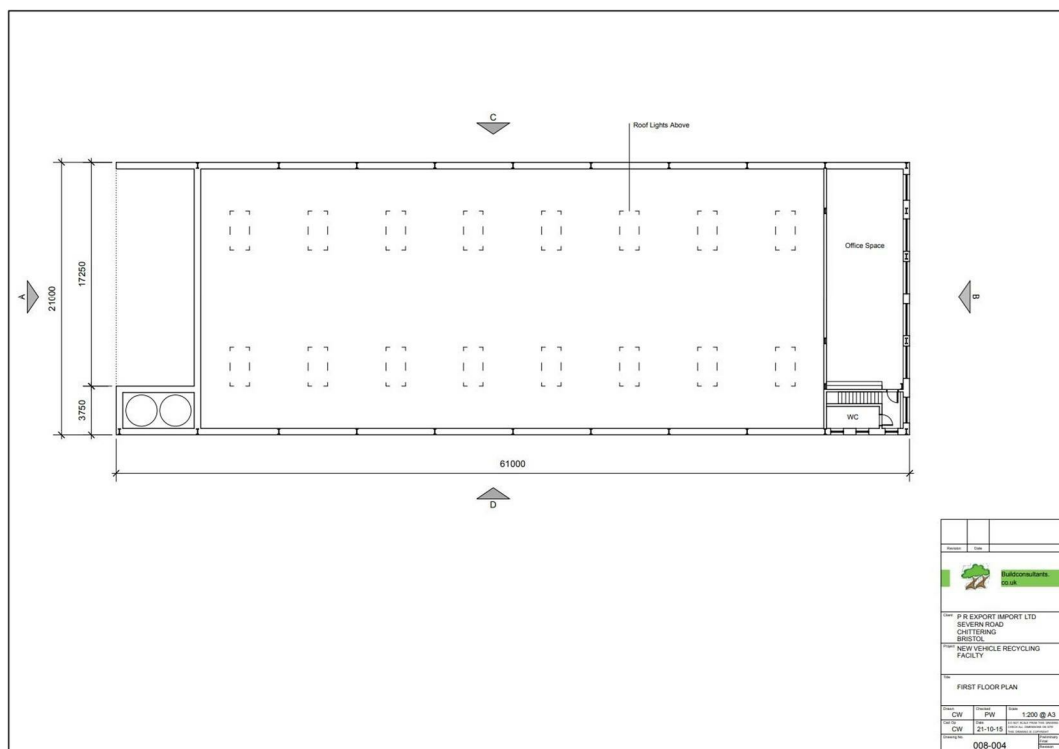
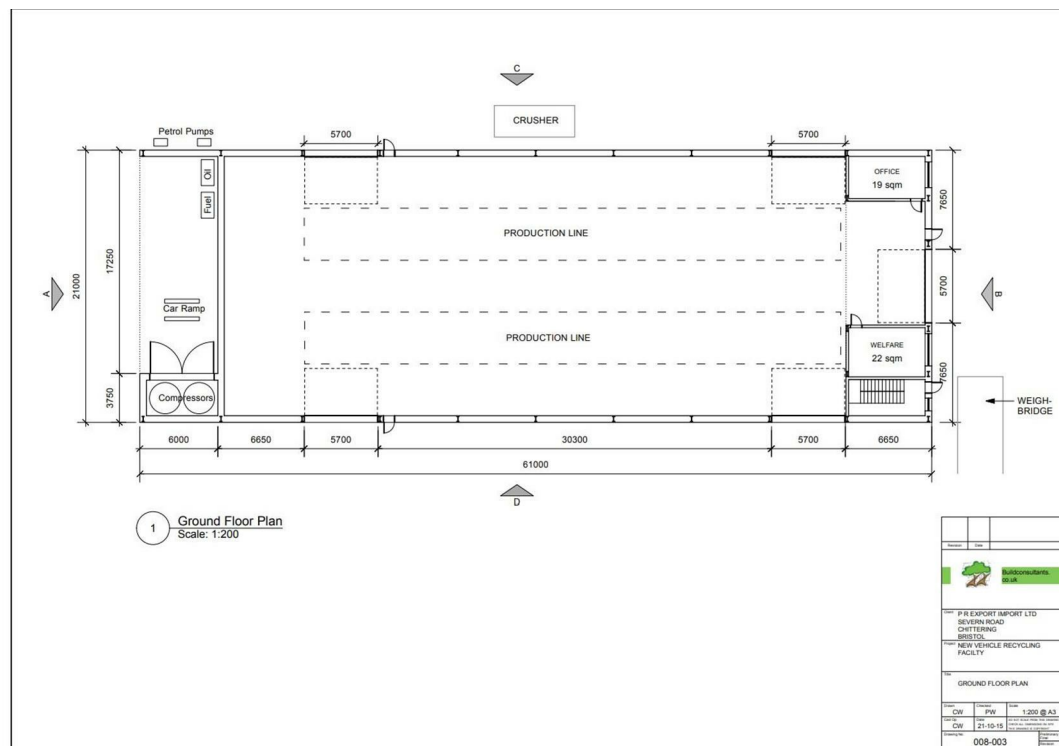
NOTES

Some of the containers located on the perimeter are to remain. The sale price will also include the car shredder located to the rear of the site.

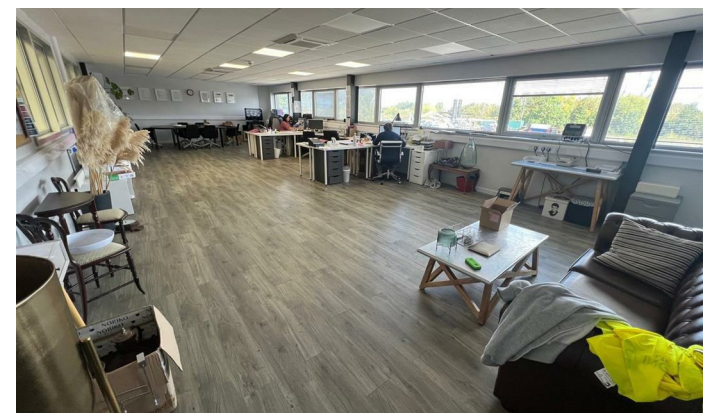
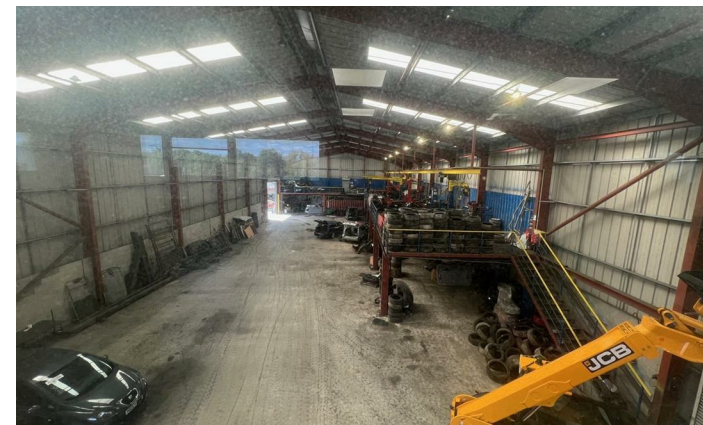
VIEWINGS

By appointment.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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