

MAGGS & ALLEN

UNIT 3, AVON VALLEY BUSINESS
PARK CHAPEL WAY

ST. ANNES PARK, BRISTOL, BS4 4EU

Asking Price £775,000

- Mixed use investment
- Ground floor offices & warehouse
- First floor offices
- Fully let at £62,472pa.



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A mixed use investment, fully let producing £62,472pa. The property measures approximately 7,717 sq ft and is divided into 2 key areas. The ground floor, measuring approximately 5,582 sq ft features air conditioned offices and heated warehouse with offices and a forecourt, providing ample external space for loading, parking for 6 vehicles, and operational needs. The first floor, measuring approximately 2,135 sq ft is dedicated to high quality office space, offering a great working environment for professional tenants.

LOCATION

The property is situated within the Avon Valley Business Park, situated on Chapel Way, which falls outside of the clean air zone. This location offers excellent connectivity, providing seamless access to Bristol city centre and its surrounding areas.

ACCOMMODATION

Internal

Ground floor offices/warehouse.

First floor offices.

External

Forecourt parking plus 6 additional spaces for the first floor tenants.

TENURE

The property is to be sold on the residue of a 125 year lease from 1989. We understand there is the potential to extend the lease with the freeholder.

LEASE DETAILS

The property is fully let producing £62,472pa and on the following basis:

Ground Floor - 17/12/2021 to 16/12/2026
£42,000pa

Rent review due November 2026

First Floor - 01/07/2025 to 31/12/2027
£20,472pa rising to £21,000pa from 01/10/2026

BUSINESS RATES

The rateable value is £54,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: D (valid until February 2035)

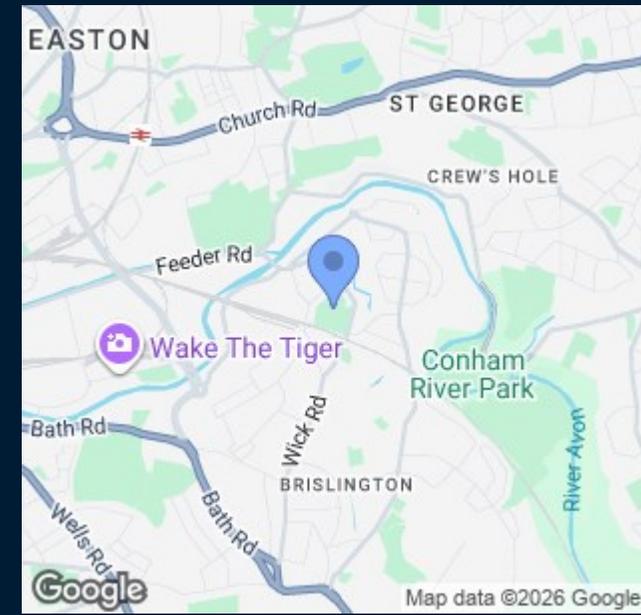
VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment with Maggs & Allen.





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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