

# 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 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](http://www.maggsandallen.co.uk)





## DESCRIPTION

A mixed use investment, fully let producing £62,472pa. The property measures approximately 6,609 sq ft and is divided into 2 key areas. The ground floor features a spacious warehouse with a forecourt, providing ample external space for loading, parking, and operational needs. The first floor 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. This location offers excellent connectivity, providing seamless access to Bristol city centre and its surrounding areas.

## ACCOMMODATION

Ground floor workshop/warehouse.  
First floor offices.  
Forecourt/parking.

## 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 17/12/2025

First Floor - 01/07/2025 to 31/12/2027

£20,472pa rising to £21,000pa from 01/10/2026

## BUSINESS RATES

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: TBC

## VAT

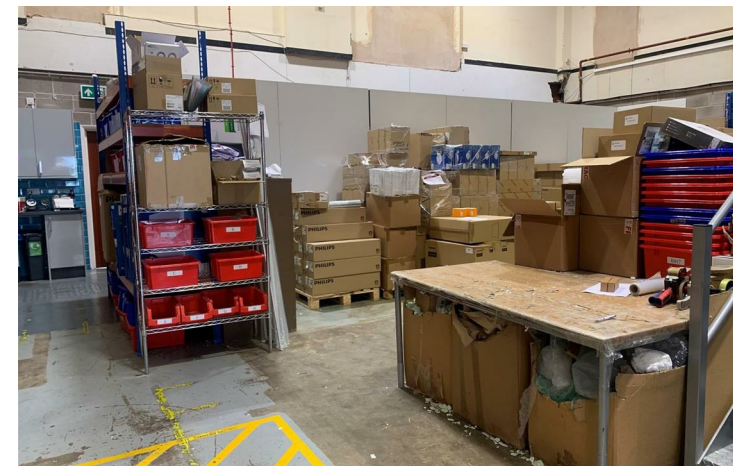
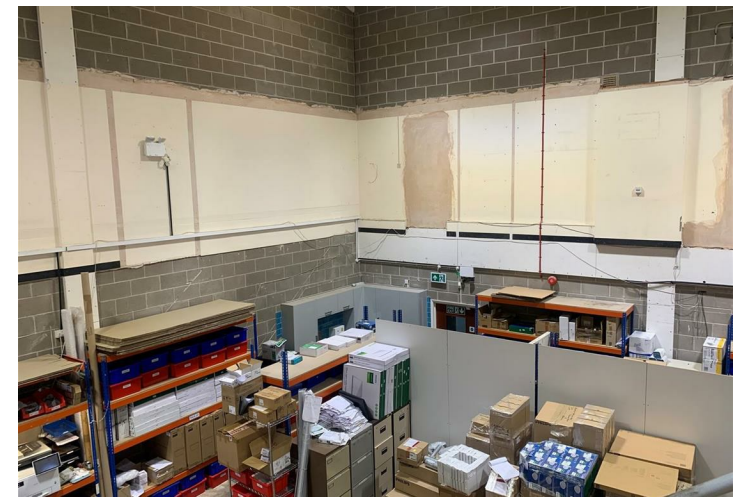
All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment with Maggs & Allen.

## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.







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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