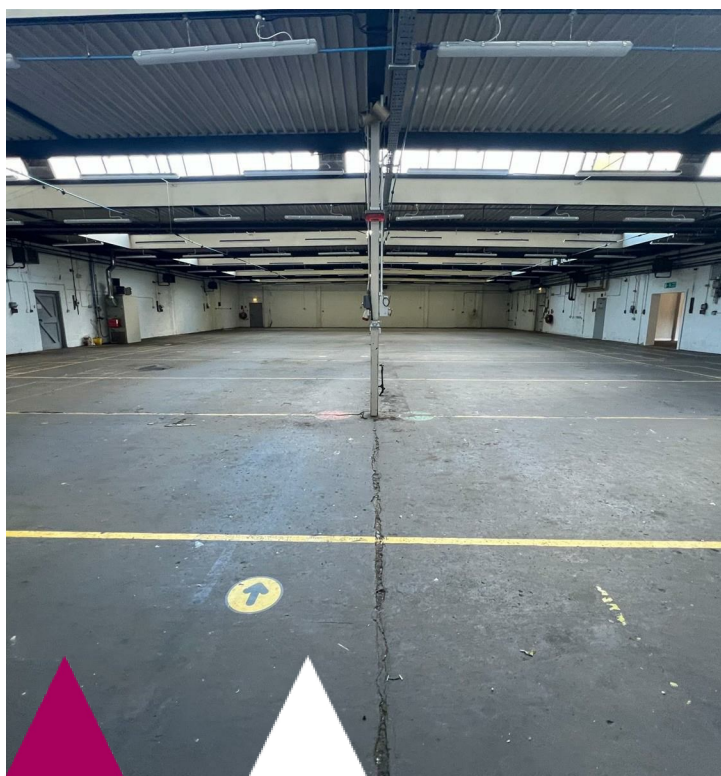
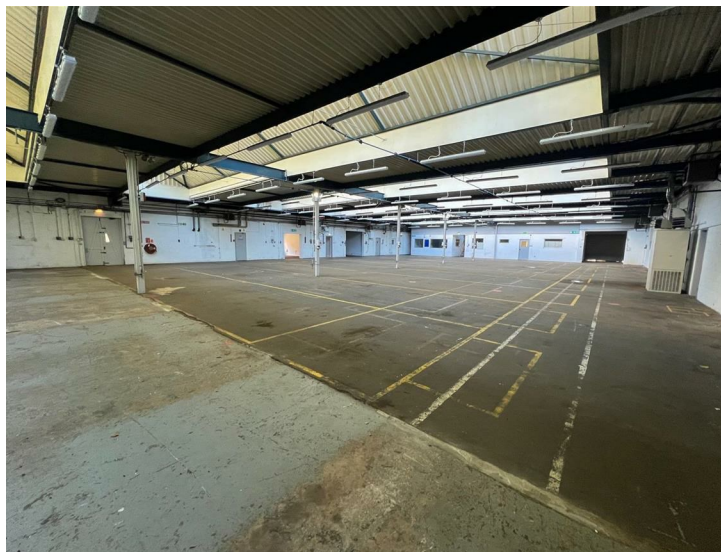




MAGGS
& ALLEN

UNITS 1-3 YELVERTON ROAD
BRISLINGTON, BRISTOL, BS4 5HP
£70,000 Per Annum

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DESCRIPTION

A single storey industrial unit of approximately 12,900 ft² (approx. 1,200 m²) with additional mezzanine storage. The unit is arranged predominantly as a large warehouse, with ancillary offices to the front and benefits from a large forecourt and loading bays.

LOCATION

The unit is situated just off the A4/Bath road in Brislington.

BUSINESS RATES

The rateable value with effect from April 2026 is £91,000.

ENERGY PERFORMANCE CERTIFICATE

Rating: E (valid to July 2028). However, with the proposed energy improvements we would expect the rating could be increased substantially.

PLANNING

Planning consent has been granted for a change of use from Auction House to Use Class E (G, ii, iii) and/or storage and distribution (Use Class B8) with ancillary retail and office floor space. Assuming this planning consent is to be implemented, our client plans to upgrade the energy efficiency of the building (as per the planning conditions). Please contact the office for further information as our client is current obtaining quotes for the necessary works. However, we understand the improvements may include solar panels and an air source heat pump.

FLOOR PLAN

The floor plan, floor areas and aerial plan are provided for indicative purposes only and should not be relied on.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

The unit is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

TENANT APPLICATION FEE

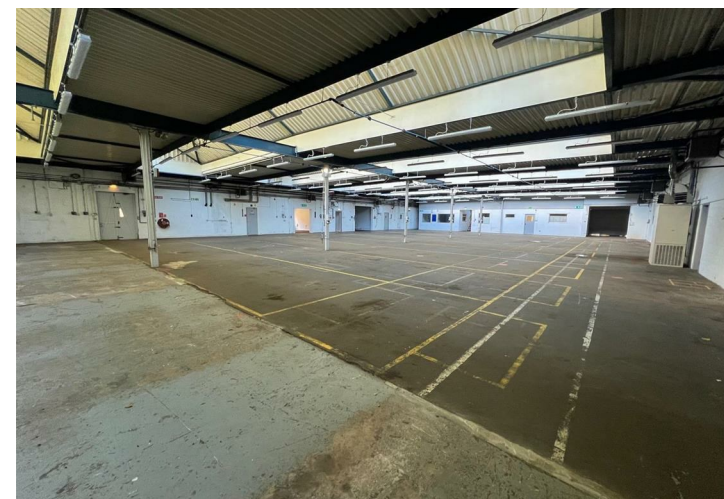
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

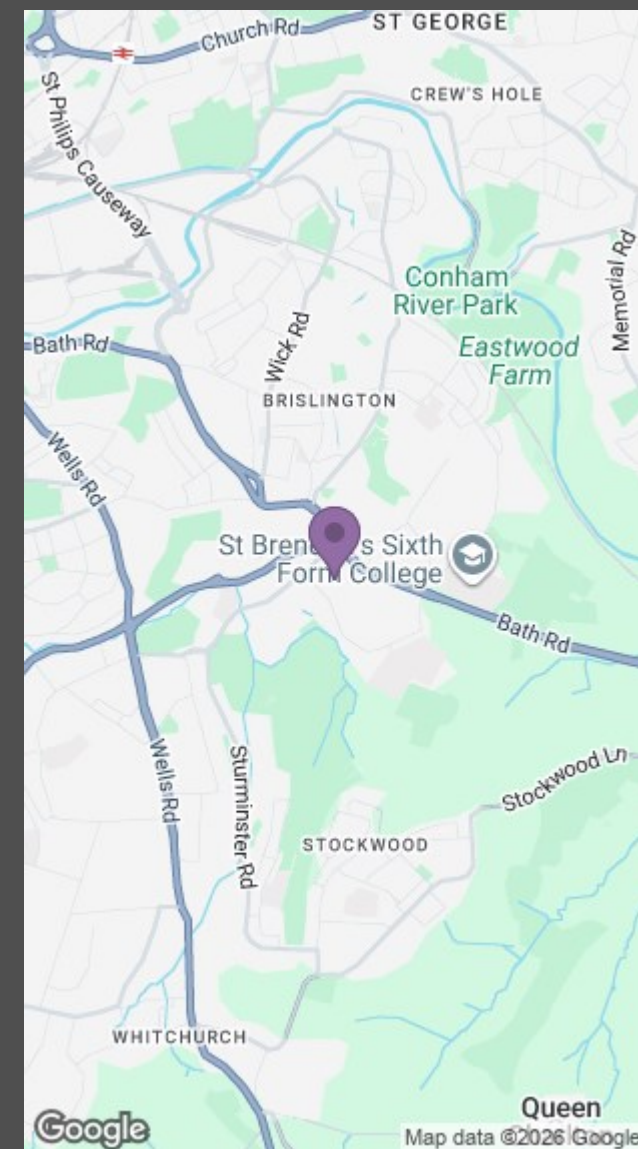
VIEWINGS

By appointment.

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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