

MAGGS & ALLEN

UNITS 38, 39 AND 40 OLD MILLS
INDUSTRIAL ESTATE

PAULTON, BRISTOL, BS39 7SU

Guide Price: £475,000+

- SOLD FOR £501,000 - July Auction
- High-yielding industrial investment
- Three self-contained units, fully let to established tenants
- Passing rent of £46,784 per annum with potential to increase
- On-site parking for 10+ vehicles
- 8-week completion
- Sale on behalf of Joint LPA Receivers



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

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £501,000 - THREE INDUSTRIAL UNITS - LET PRODUCING £46,784 PER ANNUM

DESCRIPTION

A substantial commercial investment comprising three self-contained light industrial units, benefiting from dedicated parking for more than 10 vehicles.

Situated within the well-established Old Mills industrial estate, the property comprises three self-contained units, each let on separate leases. The current combined rental income is £46,784 per annum, with potential to increase to approximately £51,053 per annum through alignment of rents with prevailing market levels.

The accommodation consists of three versatile warehouse units, each adapted by the respective tenants to suit their operational requirements.

Unit 38 (approximately 137m²) - occupied by Sally Salon Services, is used for the wholesale distribution of beauty products. The unit comprises a spacious retail/showroom area, two offices/storerooms, a kitchenette, and WC facilities.

Unit 39 (approximately 180m²) - occupied by Geze UK Limited, was not available for inspection at the time of our visit.

Unit 40 (approximately 180m²) - occupied by Carpet and Fabrics Direct Limited, provides warehouse accommodation together with an additional storeroom, office, kitchenette, and WC facilities.

This represents an excellent investment opportunity, providing a well-located commercial asset with established rental income, strong tenant occupancy, and potential for future rental growth in a sought-after industrial location.

LOCATION

Old Mills industrial estate is situated just off the A362, which connects directly to the A37 Bristol to Shepton Mallet road. The estate is conveniently located close to the villages of Paulton and Midsomer Norton. Nearby occupiers include Tesco, Toolstation and Wickes, highlighting the area's established commercial presence.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

LEASE DETAILS

Unit 38 - Let to Sally Salon Services Limited on a 10-year lease from 26 February 2019 at a passing rent of £13,284 per annum. The lease includes a rent review on 26 February 2024 and a tenant break option on 25 February 2024.

Unit 39 - Let to Geze UK Limited on a 5-year lease from 24 December 2021 at a passing rent of £15,500 per annum. The lease includes a rent review on 24 December 2025 and a tenant break option on 24 December 2024.

Unit 40 - Let to Carpet and Fabrics Direct Limited on a 5-year lease from 11 February 2024 at a passing rent of £18,000 per annum. The lease includes a rent review on 11 Feb 2028 tenant break option on 10 Feb 2027.

The three units produce a combined passing rent of £46,784 per annum, with scope for future increases to £51,053 per annum (based on £9.50 per sq ft).

Full copies of the leases are available in the online legal pack.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

SITE PLAN & AERIAL IMAGES

The site plan and outlined aerial photographs are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

TENURE

Please refer to the auction legal pack for confirmation.

ENERGY PERFORMANCE CERTIFICATE (EPC)

UNIT 38: B

UNIT 39: D

UNIT 40: D

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Funding is available for all types of residential and commercial properties. Contact the Auction Team today on 0117 9734940 or email admin@maggsandallen.co.uk for further information.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

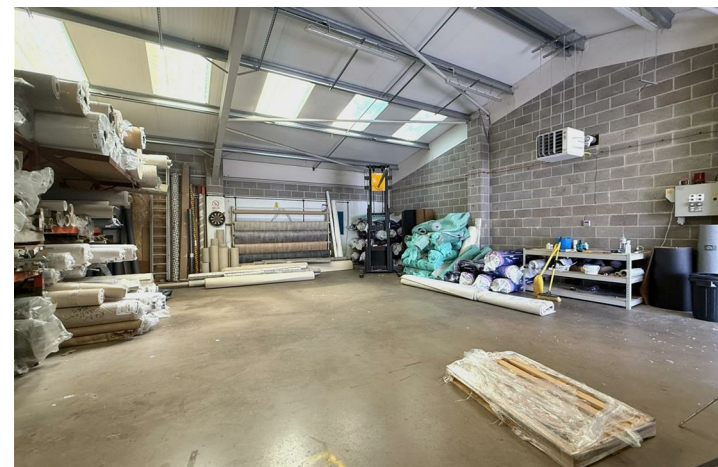
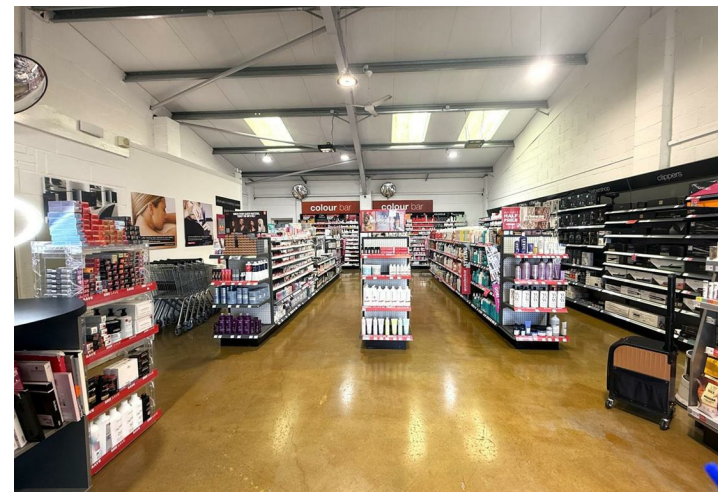
PRELIMINARY DEPOSITS

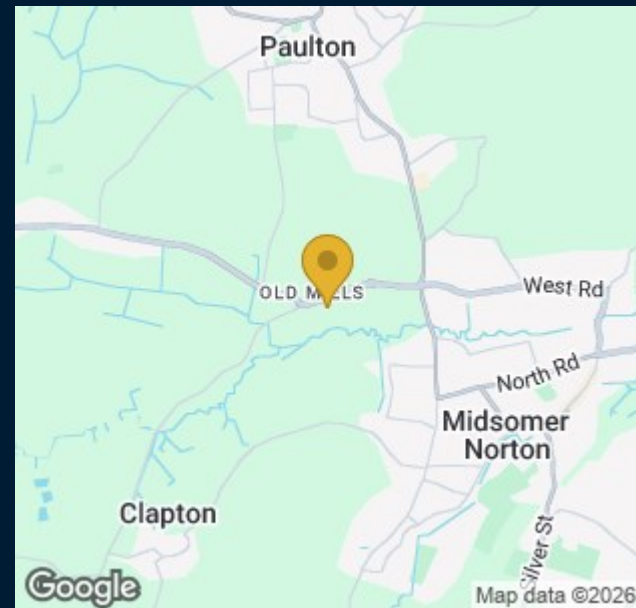
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

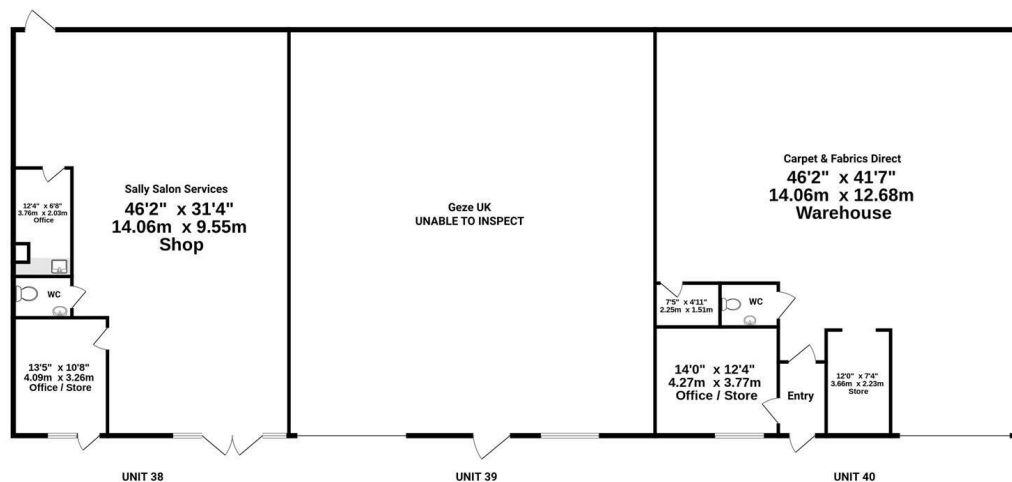
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





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.

Unit 38-40, Old Mills Industrial Estate
5284 sq.ft. (490.9 sq.m.) approx.



TOTAL FLOOR AREA : 5284 sq.ft. (490.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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