

Units 1-3, Batch Farm Clutton Hill, Clutton, Bristol, BS39 5PJ

Sold @ Auction £420,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 24TH JULY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ JULY ONLINE AUCTION
- FREEHOLD INDUSTRIAL UNITS (0.75 Acres)
- COMMERCIAL INVESTMENT | 8802 Sq Ft
- 3 UNITS | INCOME £54,980 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION - A Freehold COMMERCIAL INVESTMENT split into 3 UNITS (8802 Sq Ft) producing £54,980 pa with SCOPE FOR ADDITIONAL INCOME subject to development and consents.

Units 1-3, Batch Farm Clutton Hill, Clutton, Bristol, BS39 5PJ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ JULY ONLINE AUCTION ***

GUIDE PRICE RANGE £400,000 - £450,000
SOLD @ £420,000

ADDRESS | Units 1 – 3 Batch Farm, Clutton Hill, Clutton, Bristol BS39 5PJ

Lot Number 60

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30
Registration Deadline is on Monday 22nd July 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY

A Freehold rural industrial building (8802 Sq Ft | B1 & B2 Use Class | General / Light Industrial) comprising 3 units over circa 0.75 Acres. The property is of steel portal frame construction with metal clad elevations and a pitched roof with partial mezzanine accommodation and large shared yard and car parking.
Sold subject to existing tenants.

Tenure - Freehold

EPC - Please refer to the Legal Pack

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

VAT

We understand VAT is payable on this lot - Please refer to online legal pack for further details.

THE OPPORTUNITY

COMMERCIAL INVESTMENT

The building is let to 3 tenants producing an income of £54,980 pa

SCOPE FOR ADDITIONAL INCOME

We understand there are various sections of the circa 0.75 acre site which have scope for storage containers or potentially further independent units. Unit 3 lease has scope for the rent to be increased in line with the 2004 rent review.

The roof space and mezzanines have scope for development to increase the size of the existing units or create additional units.

Floor plan

Unit 1
Approx - 155.0 SqM /
1668.2 SqFt

Unit 2
Approx - 386.6 SqM /
4161.8 SqFt

Unit 3
Approx - 261.9 SqM /
2819.1 SqFt

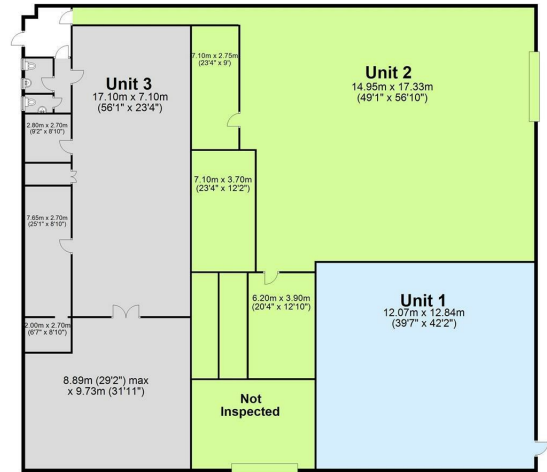
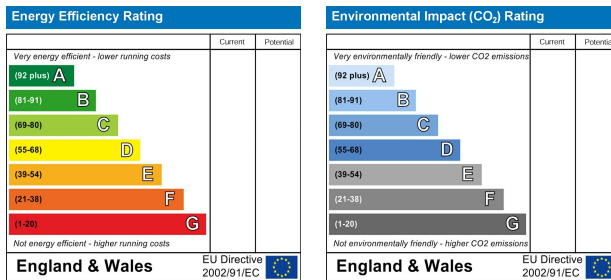


Illustration for identification purposes only, measurements are approximate, not to scale.
Total area: approx. 817.8 sq. metres (8802.9 sq. feet)

EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.
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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.