

# B AND P HOUSE & 1-3 OLD MILLS COURT

OLD MILLS, PAULTON, BRISTOL, BS39 7SW



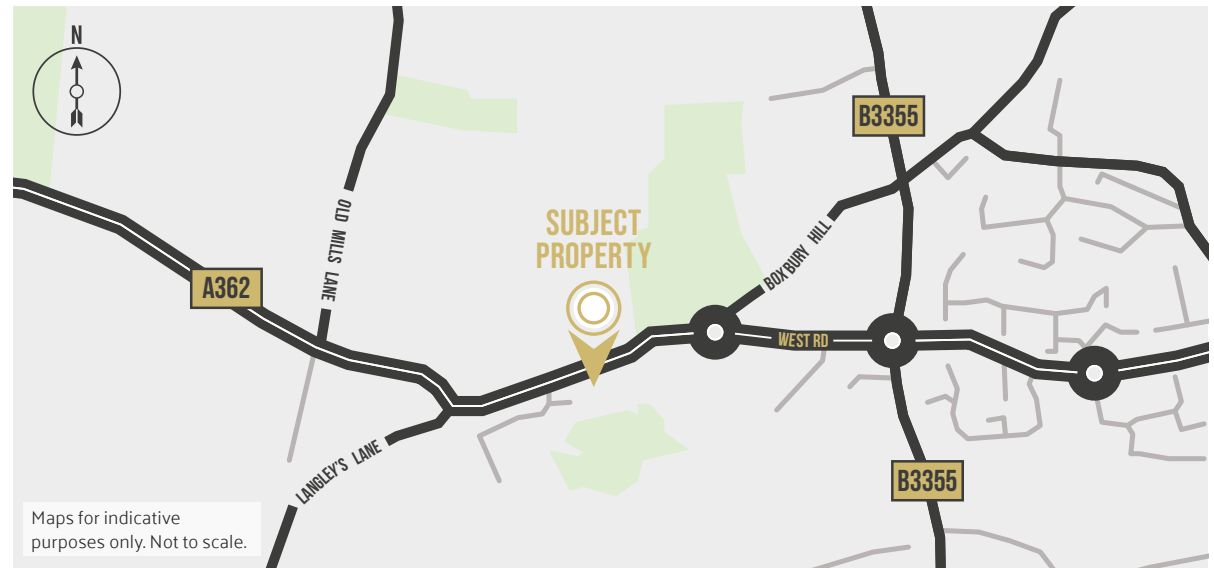
INDUSTRIAL INVESTMENT AND VACANT TRADE COUNTER UNIT WITH DEVELOPMENT POTENTIAL FOR SALE ON BEHALF OF RECEIVERS



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## LOCATION

The property is approximately 1 ½ miles east of the main A37 Bristol Road. The nearest major towns are Bath which is approximately 10 miles to the northeast, Frome which is approximately 10 miles to the southwest, Wells which is approximately 9 miles to the southwest and Bristol which is approximately 14 miles to the north. The premises are located on The Old Mills Industrial Estate accessed off the A362, immediately to the east of the A37 and just west of Midsomer Norton.

## SITUATION

B and P House and 1-3 Old Mills Court are positioned adjacent the Tesco Superstore and Old Mills Industrial Estate. Access to the site is via a shared access road off the main A362, with great frontage onto the A362, the main road into the town and surrounding area. The unit neighbours the Tesco Superstore and is opposite a trade occupier cluster of Wicks, Toolstation and City Plumbing Supplies.

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### DESCRIPTION

#### B AND P HOUSE

B and P House is a c.1980 built industrial unit with trade counter frontage. The building is steel portal frame construction with a composite panel roof and elevations. The building has a wide sales area to the front with open sided mezzanines. Either side of a central spiral stair. The sales area has a tiled floor, suspended ceiling with cat II lighting and glazed frontage along the roadside, with shutters.

The industrial area behind has x3 manual roller shutter doors, and a maximum eaves height of 9m dropping to 5.75m. There are mezzanine areas above both front and rear sections offering ample space for office and back of house.

The property is currently vacant and offers an opportunity to re-configure or subdivide the space.

#### UNITS 1-3

These are modern (c. 2021) built, as a terrace of industrial starter units. The terrace is constructed of part brick façade part composite panelling with a composite panel roof and manual roller shutter door and pedestrian door to the front. Each unit benefits from a small mezzanine office above with WC, kitchen and further offices below adjacent to the main warehouse / industrial space. The units present very well and would be suitable for a wide range of uses. There is parking to the front and side with each unit benefitting from 3 spaces.



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### ACCOMMODATION

UNIT	FLOOR	SQ M	SQ FT
B and P House	Ground	869.52	9,359
B and P House	First	365.97	3,939
Unit 1	Ground	155.09	1,669
Unit 1	First	58.21	627
Unit 2	Ground	139.77	1,505
Unit 2	First	42.96	462
Unit 3	Ground	138.93	1,495
Unit 3	First	43.74	471
<b>TOTAL</b>		<b>1,814.18</b>	<b>19,527</b>



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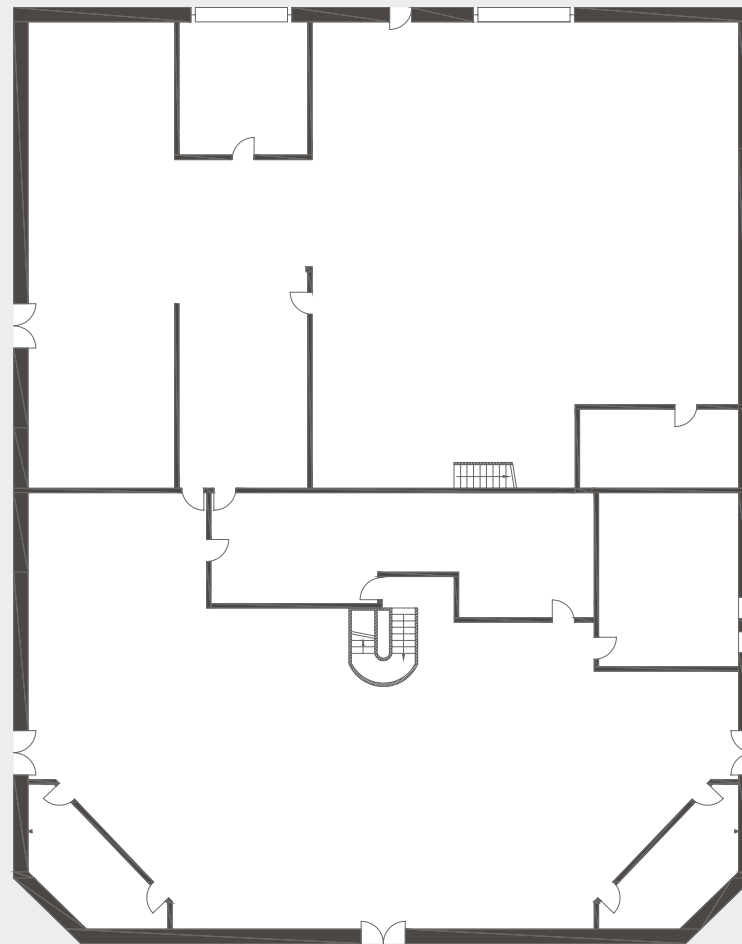
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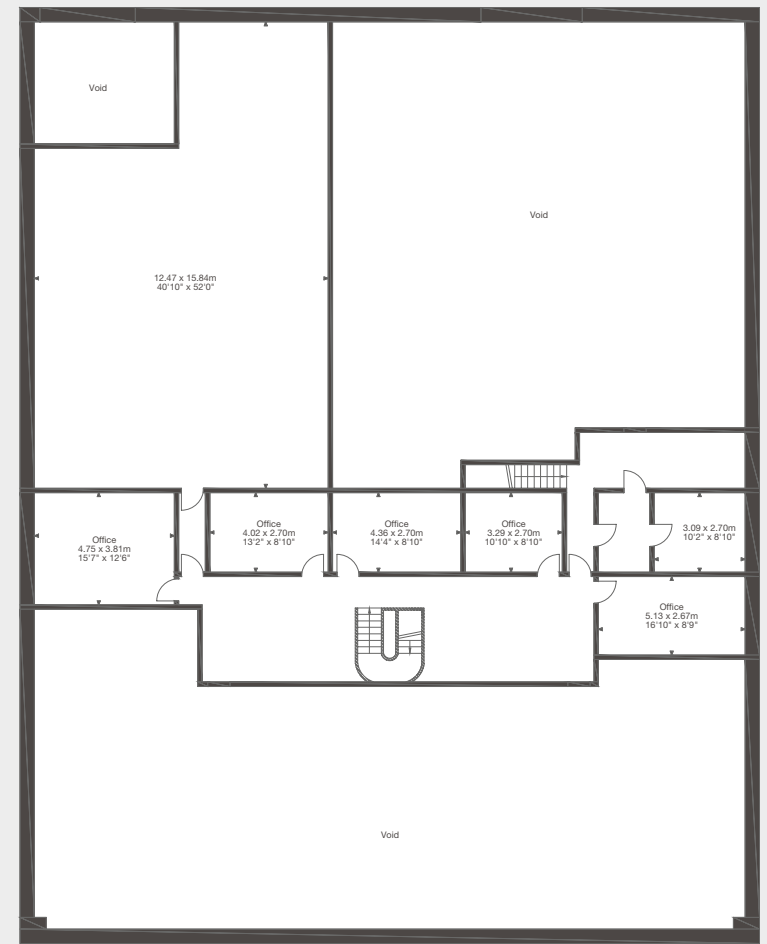
## B&P HOUSE

Gross Internal Area (Approx.):  
1,235 sq m / 13,298 sq ft

*Plan is for illustration purposes only.  
Not to scale.*



Ground Floor



Mezzanine Floor

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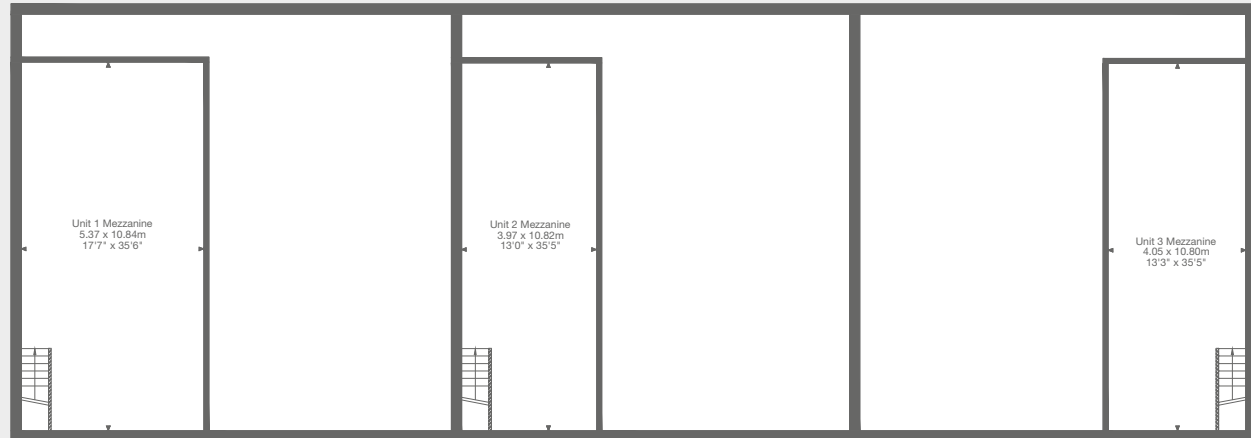
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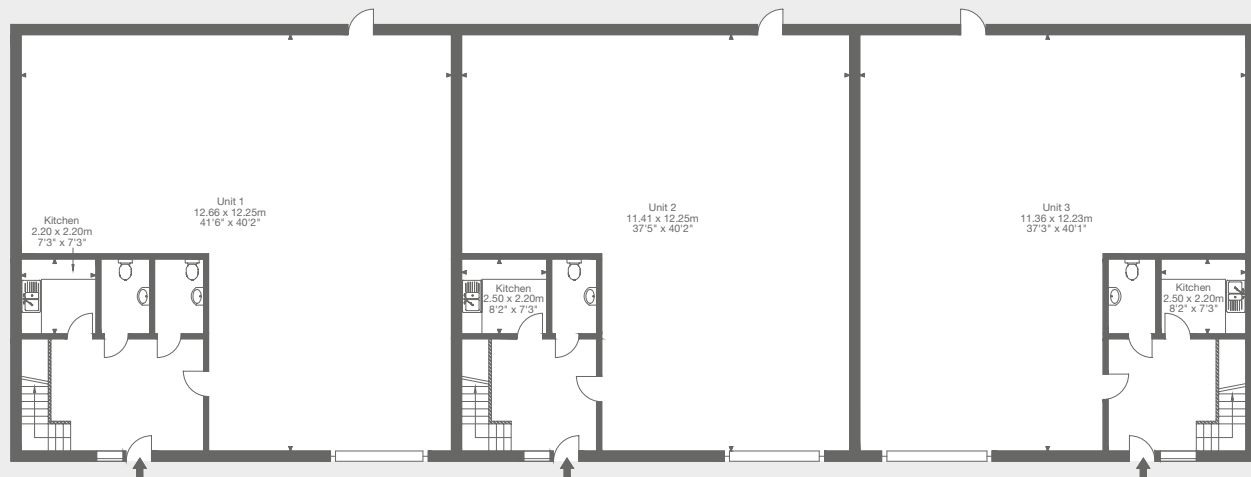
## 1-3 OLD MILLS COURT

Gross Internal Area (Approx.):  
578 sq m / 6,221 sq ft

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Mezzanine Levels



Ground Floor

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## TENANCIES

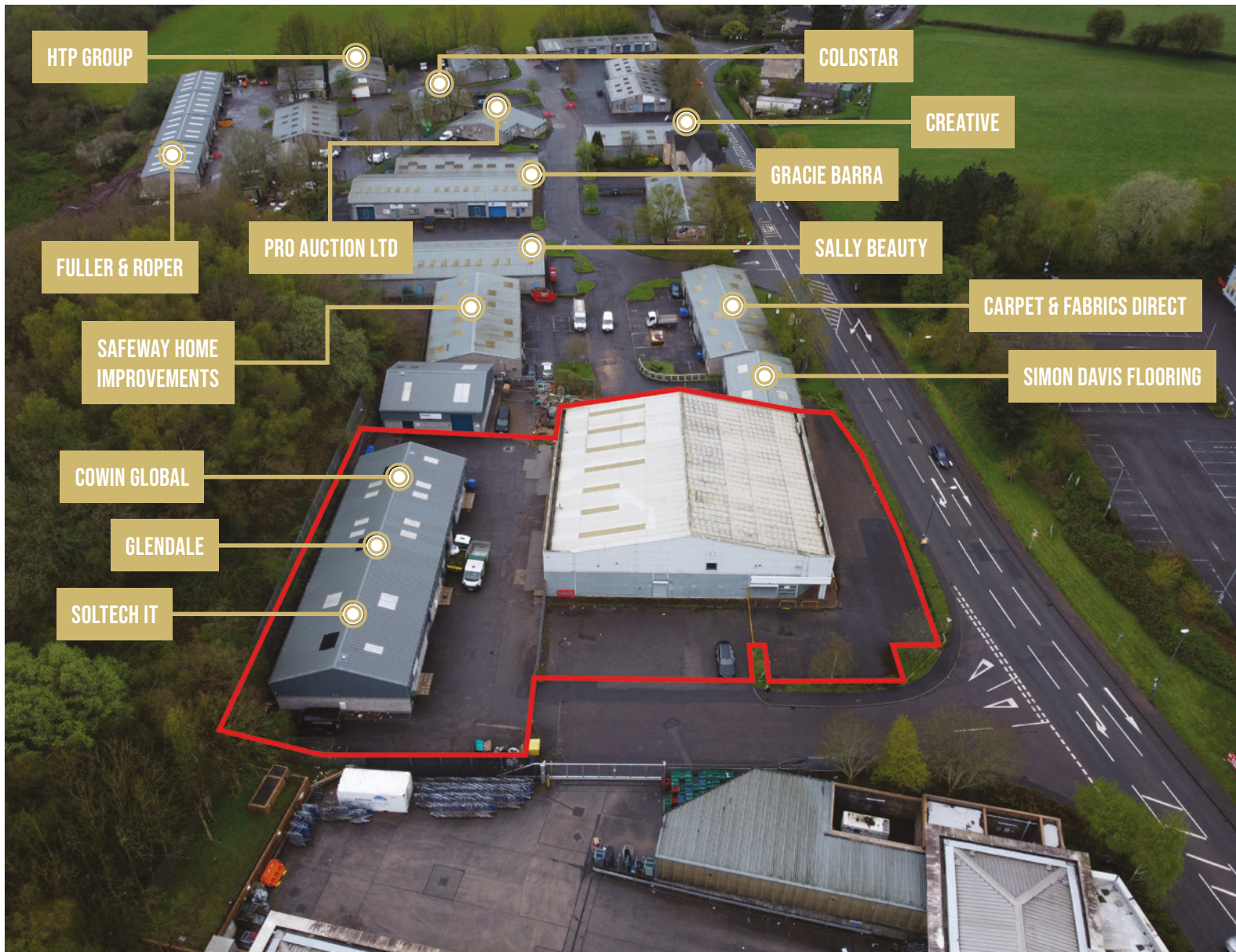
TENANT	UNIT	SQ M	SQ FT	PARKING SPACES	LEASE START	LEASE EXPIRY	BREAK	RENT REVIEWS	PASSING RENT (PAX)	PASSING RENT (PSF)	CREDITSAFE SCORE	1954 ACT	LEASE TYPE	EPC	RATEABLE VALUE
Soltech IT Ltd	1	213.30	2,296	3	22.10.21	21.10.26	21.10.24	22.10.25	£17,250	£7.51	74 Very Low Risk	Inside	FRI	29 B	£19,500
Glendale Countryside Ltd	2	182.73	1,967	3	03.10.23	02.10.27	03.10.26	n/a	£17,100	£8.69	78 Very Low Risk	Inside	FRI	28 B	£16,750
Cowin Global Uk Ltd	3	182.67	1,966	3	17.02.21	16.02.26	12.02.24	17.02.25	£13,125	£6.68	51 Low Risk	Inside	FRI	28 B	£16,750
Vacant	B&P House	1,235.49	13,298											69 C	£64,500



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## MARKET COMMENTARY

The local Midsomer Norton, Radstock and Paulton market is approximately 750,000 sq ft in total, and centres around certain key industrial estates:

- Somer Valley
- Westfield Industrial Estate
- Mill Road
- Radstock Midsomer Enterprise Park
- Haydon Industrial Estate
- Old Mills, Paulton
- Bath Business Park

Bath Business Park is the best quality space and is subservient to the larger Bath urban conurbation and reflects the substantial lack of availability in the market. Units tend to be sub 5,000 sq ft and are typically aging stock. Rents for the best quality space are £12psf and Bath is up to £15psf although the scarcity of supply constrains the rental potential.



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## PROPOSAL

Seeking offers of **£1,350,000 (One Million Three Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT. Assuming purchasers costs of 6.02% this reflects:

- **NIY of 8.9% based off an ERV of £6per sq ft on B and P House**
- **Low capital value of only £70 psf**

## VAT

The property is elected for VAT and therefore VAT is payable.

## CONTACT

For further information, please contact the joint agents:

**CSquared - Allan Lloyd**  
m: 07527 388036  
e: [allan.lloyd@cs-re.co.uk](mailto:allan.lloyd@cs-re.co.uk)

**Savills - Jack Davies**  
m: 07901 853503  
e: [jack.davies@savills.com](mailto:jack.davies@savills.com)



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