

Bristol - 803,804,805 Central Park Industrial Estate, Petherton Road BS14 9BZ
Freehold Light Industrial Investment



BLUE ALPINE

PROPERTY CONSULTANTS



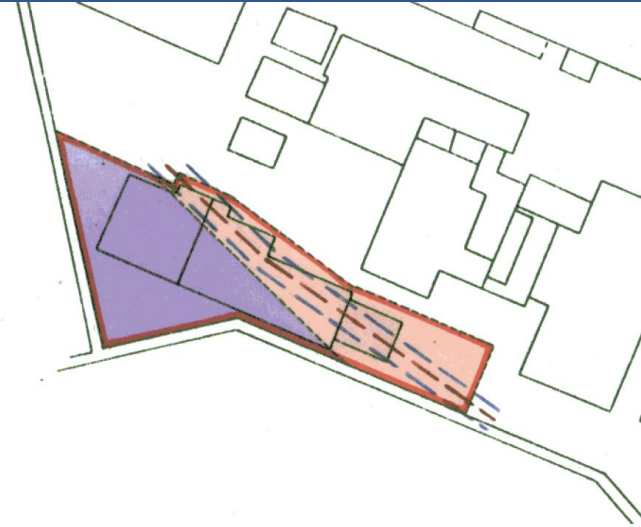
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Investment Consideration:

- Purchase Price: £415,000
- Gross Initial Yield: 10.00%
- Rental Income: £41,500 p.a.
- VAT is applicable to this property
- Total GIA 480 sq m (5,167 sq ft)
- Comprises 3 light industrial units t/a bespoke kitchen manufacturer and a vehicle repair and storage workshops
- Situated on the busy established Central Park Trading Estate, 2.5 miles south-east of Bristol City Centre



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Unit 803	Total area: 182 sq m (1,960 sq ft) Two Open plan workshop with ancillary at mezzanine	Handmade Shaker Kitchens Ltd t/a Olive and Barr	5 Years from 28 February 2024	£15,000	Note 1: FRI Note 2: Tenant option to determine on 28.02.27 Note 3: Deposit held of £4,500
Unit 804	Total area: 154 sq m (1,657 sq ft) Open plan workshop with ancillary at mezzanine	Individual	5 Years from 23 October 2022	£13,500	Note 1: FRI Note 2: Deposit held of £2,250
Unit 805	Total area: 144 sq m (1,550 sq ft) Open plan workshop	Individual	5 Years from 31 December 2022	£13,000	Note 1: FRI Note 2: Deposit held of £2,166
Total				£41,500	

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Property Description:

Comprises parade of three adjoining light industrial units. Two of the units (803/804) comprise accommodation on the ground and a mezzanine floor, while units 803/805 benefit from vehicle access loading doors and external yard. In addition, Unit 803 has recently been fully refurbished. The properties provide the following accommodation and dimensions:

Unit 803: 182 sq m (1,960 sq ft)

Two open plan workshops with separate entrances, ancillary at mezzanine and yard to the side

Unit 804: 154 sq m (1,657 sq ft)

Open plan workshop with ancillary at mezzanine

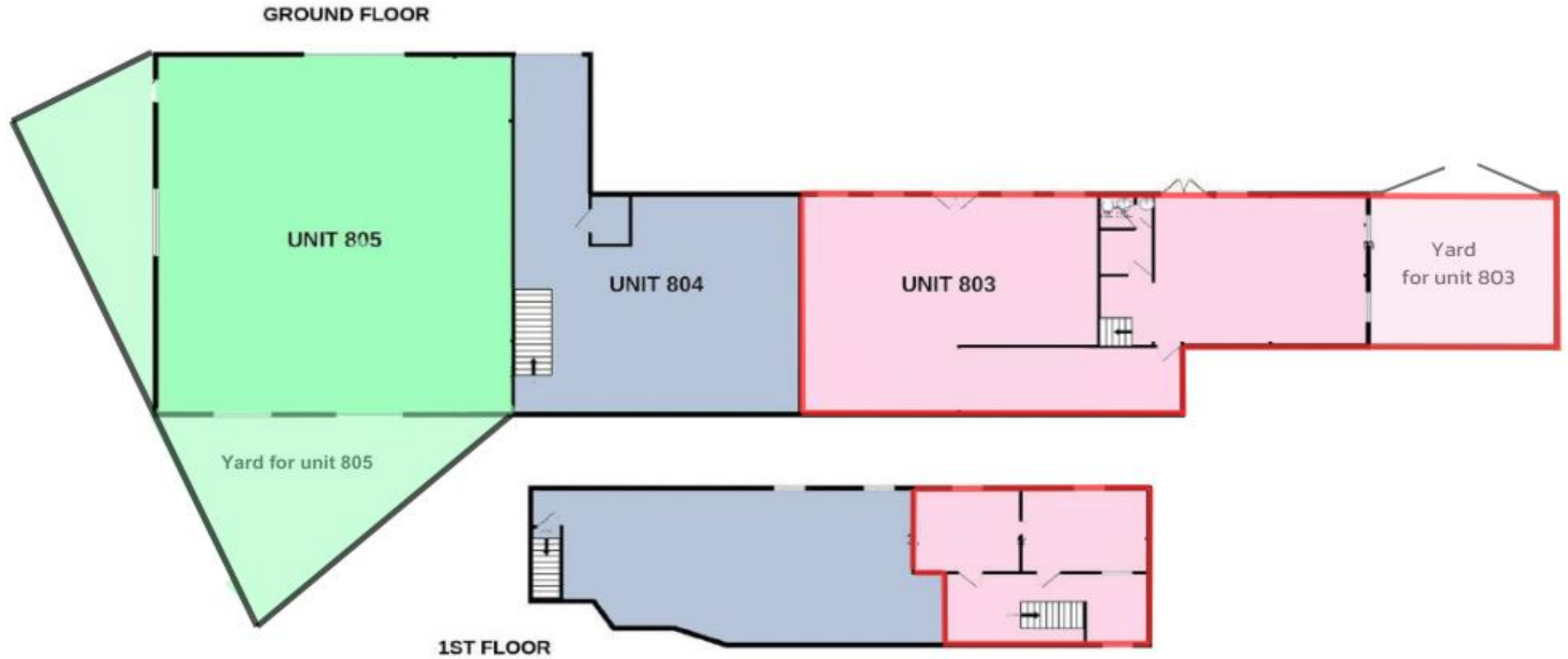
Unit 805: 144 sq m (1,550 sq ft)

Open plan workshop

Total GIA: 480 sq m (5,167 sq ft)



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Tenancy:

Unit 803 is at present let to Handmade Shaker Kitchens Ltd t/a Olive and Barr* for a term of 5 Years from 28th February 2024 at a current rent of £15,000 per annum and the lease contains full repairing and insuring covenants. Tenant option to determine on 28.02.27. Deposit held of £4,500.

Unit 804 is at present let to an Individual** for a term of 5 Years from 23rd October 2022 at a current rent of £13,500 per annum and the lease contains full repairing and insuring covenants. Deposit held of £2,250.

Unit 805 is at present let to an Individual** for a term of 5 Years from 31st December 2022 at a current rent of £13,000 per annum and the lease contains full repairing and insuring covenants. Deposit held of £2,166.

**Handmade Shaker Kitchens Limited are a bespoke kitchen design company with showrooms in London, Malvern, Elkstone and Bristol (www.oliveandbarr.com).*

*** The tenant, currently operating Units 804/805, is also occupying Unit 603 (from different vendor). Units 804/805 is part of their business expansion.*

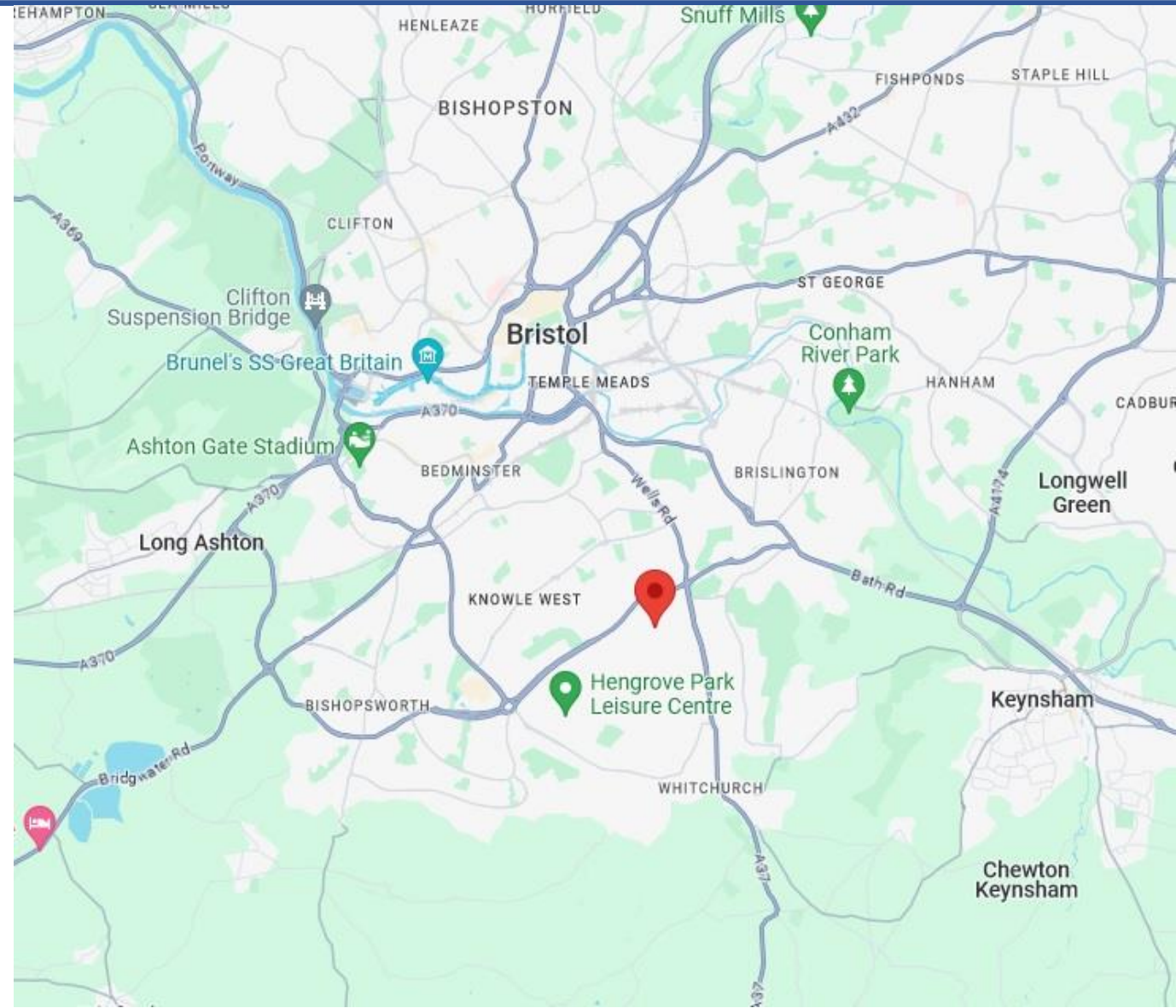


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Location:

The City of Bristol has a population of some 410,000 and is a major port and regional centre situated at the head of the Bristol Channel, 106 miles west of Central London. The city benefits from excellent communications being situated adjacent to the intersection of the M4 and M5 motorways, providing swift access to London, South Wales, the South-West and the Midlands. In addition the city has its own international airport. The property is situated on the busy established Central Park Trading Estate, 2.5 miles south-east of Bristol City Centre. Neighbouring occupiers include numerous local trade counter and industrial businesses.



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Contacts:

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