

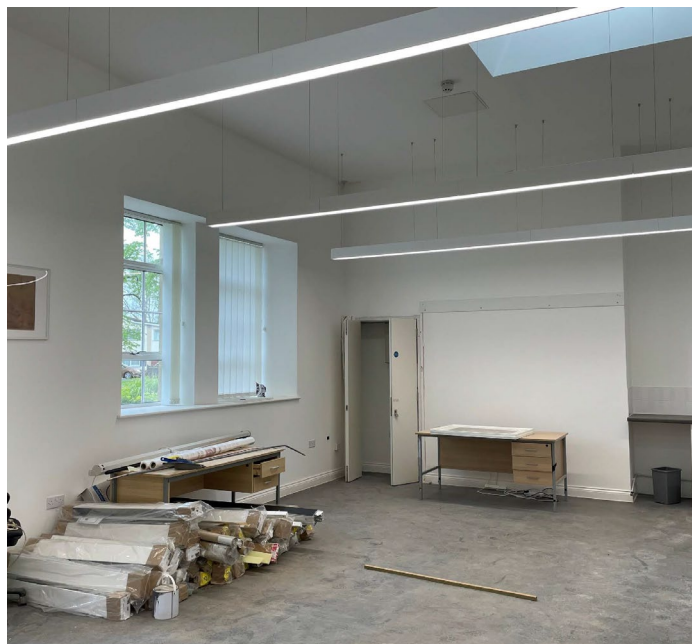


To Let/For Sale

Units A and D, Blackberry Hill, Fishponds, Bristol

Class E Use

AVISON
YOUNG



Location

Bristol is regarded as one of the UK's best cities in which to live and work. It is easily accessible from both motorway and rail networks whilst also having its own international airport. Blackberry Hill is located in the Fishponds area of Bristol approximately 4 miles from the City Centre and close to the M32 providing easy access to the M4 and M5 motorways.

The Blackberry Hill Hospital development comprises circa 300 homes and comprises a thriving new community on this historic former hospital site.

Description

The premises include Units A and D, Blackberry Hill which are fronting Manor Road.

Accommodation

The premises are arranged on ground floor only, both feature a single WC and teapoint and have access to a communal grass area to the rear.

Each unit will have 2 car spaces allocated for use.

Unit A – 691 sq ft

Unit D – 704 sq ft

Tenure

The units are available for either lease or purchase.

Price

Offers are invited at £120,000 for purchase or for leasing the quoting rent is £12,500 per annum per unit exclusive for a period to be agreed.

Business Rates

The premises are yet to be assessed for Business Rates purposes.

Service Charge

There will be an annual service charge payable to cover the cost of external repairs etc, further details on request.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

The premises fall within Class E of the Town and Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

EPC

An EPC will be made available.

Specification

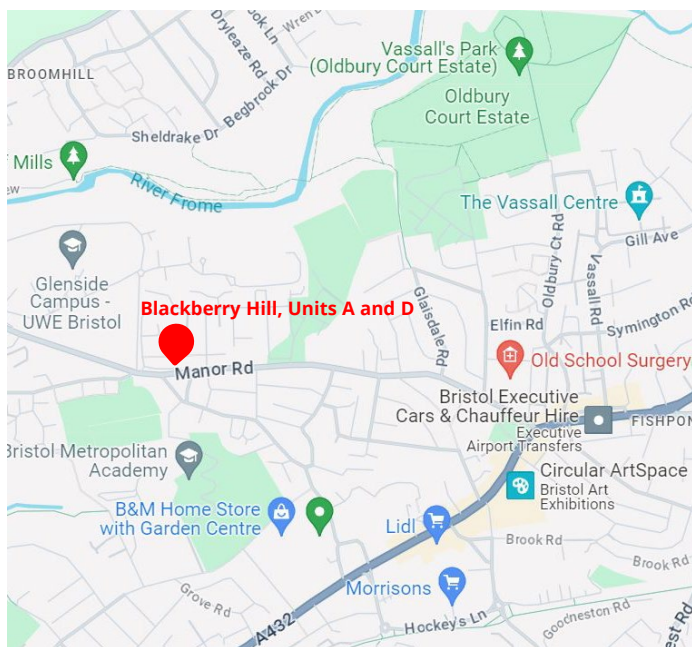
The units benefit from LED lighting, solid floors, and heating via the new district heating network.

VAT

VAT if applicable will be charged at the standard rate.

Timing

The premises are available immediately for tenant fit-out.



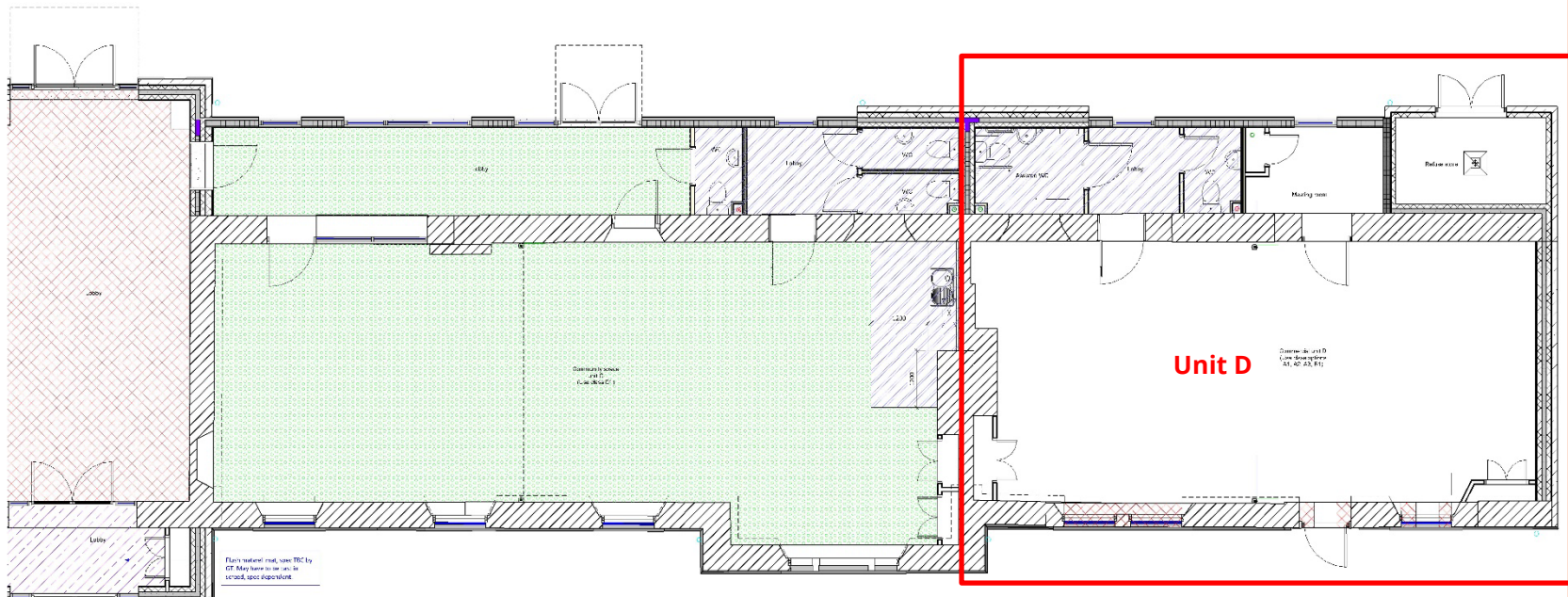
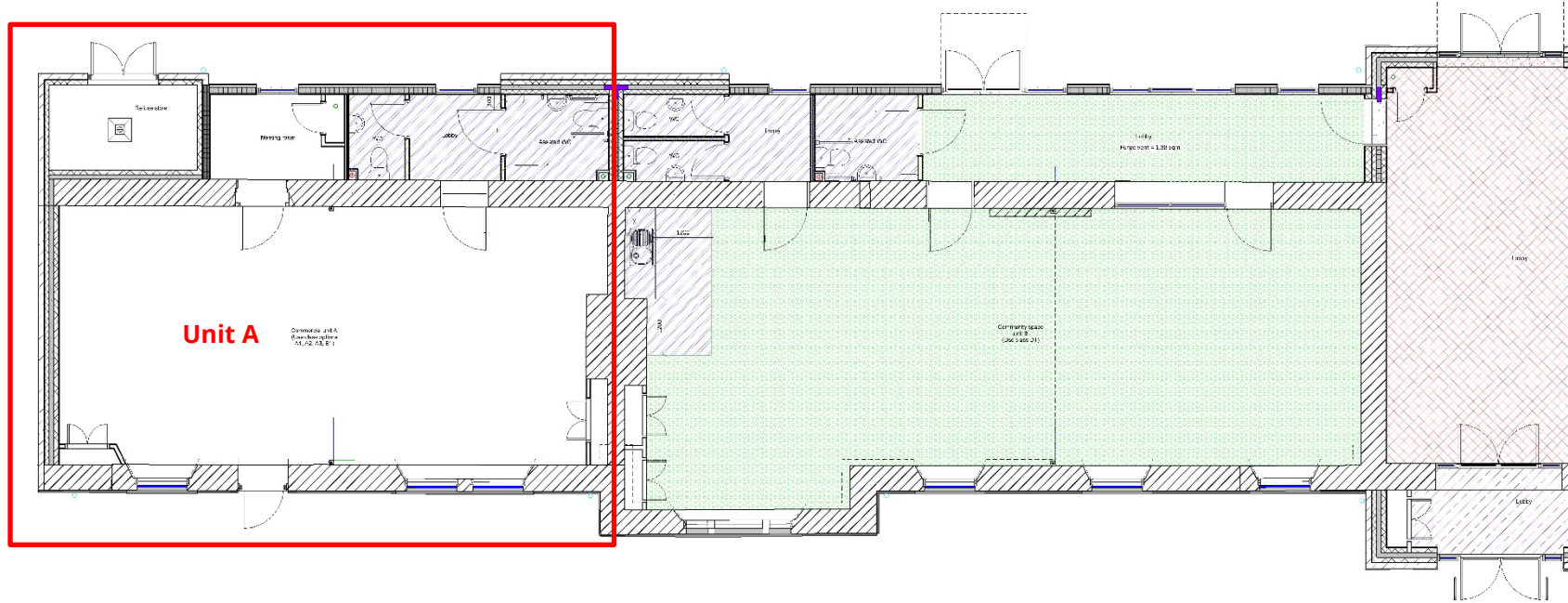
Subject to Contract
June 2024

Units A and D, Blackberry Hill, Fishponds.
Bristol



Units A and D

Floor Plans:



**If you would like to know
more please get in touch.**

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

13 June 2024

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