

**FOR SALE (REVISED PRICE)**

**6-8 EMERY ROAD BRISLINGTON BRISTOL**

**Hootons.**



## LOCATION

Brislington is located approximately 3.5 miles to the south east of Bristol's city centre, and 10 miles north west of Bath. Access to Emery Road is via the A4 Bath Road, and links to the ring road which in turn links to the M32 and M4/M5 national motorway network.

## SITUATION

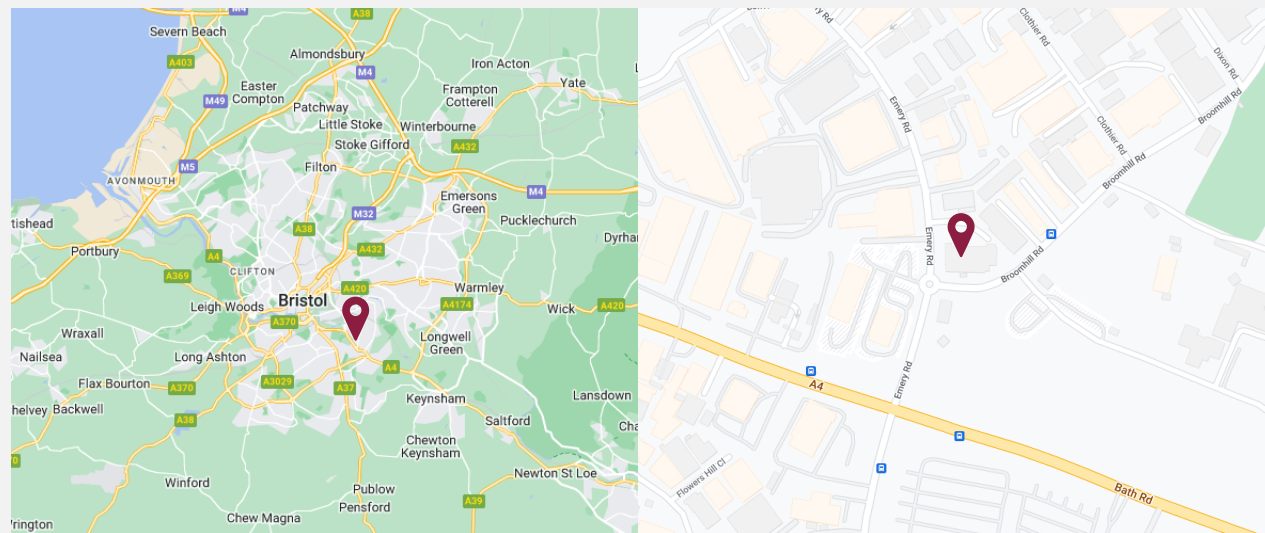
The property is prominently situated on the corner of Emery Road and Broomhill Road, with access available from both. The surrounding area is mixed light industrial, retail and residential with a 3\* hotel, sixth form college and other national food outlets such as McDonalds, Starbucks, Subway and Greggs within a short walk. There is also a retail park 0.4 miles away.

## AREAS

The unit has the following approximate gross internal floor areas:

Workshop (Ground floor)	594.74 sqm	6,402 sq ft
Day Nursery (Ground & First floor)	683.12 sqm	7,353 sq ft
<b>Total</b>	<b>1,277.86 sqm</b>	<b>13,755 sq ft</b>

We estimate that the site area is approx. 0.88 acres.



## DESCRIPTION

The property comprises a substantial workshop / warehouse with a single storey former office block attached to the southern elevation, and a two storey office block attached to the western elevation. The office space was last utilised as a children's day nursery, with 80+ children registered to attend each day.

The workshop / warehouse is of brick construction with corrugated asbestos covered pitched roof with a minimum eaves height of 3.841m. The office blocks are of brick construction with various painted and rendered elevations and are under flat roofs.

Externally there are substantial parking areas, and further parking could be created by removing the former children's play area.

## LEASE

The premises are held under a long leasehold interest from Bristol City Council. The term is for 125 years from 27<sup>th</sup> Feb 2004. The user clause is for B1, B2 and B8 or as a children's day nursery. There is a ground rent reviewable five yearly to 10% of the open market rent, with the current rent passing being £9,900 per annum.

## PROPOSAL

We seek offers in excess of **£850,000** (Eight hundred and fifty thousand pounds) for our client's long leasehold interest.

## VAT

All figures quoted are exclusive of VAT.

## BUSINESS RATES

Rateable Value: £35,500 for the Day Nursery and £25,250 for the Workshops.

Rates Payable (2022/23) 49.9p in the £.

Interested parties should make their own enquiries to the Local Billing Authority.

## EPC

E (102)

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.



**Hootons.**

For further information or to arrange a viewing, please contact the sole agents:

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