

# MAGGS & ALLEN

UNIT 4, OLD MILLS COURT  
PAULTON, BRISTOL, BS39 7SW

**Guide Price: £200,000+**

- 25 June LIVE ONLINE AUCTION
- Modern industrial unit with parking
- Approx. 2,131 ft<sup>2</sup>
- Currently let at £18,200 PA (5 years from March 2022)
- Additional secure yard with scope for an additional unit
- 6-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

MODERN INDUSTRIAL UNIT - LET AT £18,200 PER ANNUM

#### DESCRIPTION

A modern, detached industrial unit presented in immaculate condition, benefiting from dedicated parking and additional secure yard space.

Located within the established Old Mills Court development, the property is currently let on a 5-year lease from March 2022, generating a passing rent of £18,200 per annum and providing an attractive income-producing investment.

The accommodation comprises a versatile warehouse with full-height electric roller shutter access, workshop area, kitchen and WC facilities, together with two well-appointed first-floor mezzanine offices.

This is a superb investment opportunity offering a quality asset with established rental income in a sought-after commercial location.

#### LOCATION

Old Mills Court lies on the southern side of the A362, which provides access to the A37, Bristol to Shepton Mallet road. The Estate is located a short distance from the villages of Paulton and Midsomer Norton. Other notable occupiers in the vicinity include Tesco Supermarket, Toolstation and Wickes.

#### ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

#### COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

#### LEASE DETAILS

Unit 4, Old Mills Court and three parking spaces are let to Zeus Hydratech Ltd on a 5-year lease from 22 March 2022 at a passing rent of £18,200 per annum. The lease includes a rent review on the fourth anniversary. A full copy of the lease is available in the online legal pack.

#### TENURE

We understand the property is for sale on a freehold basis, subject to the occupational lease outlined above. Please refer to the auction legal pack for confirmation.

#### SITE PLAN & AERIAL IMAGES

The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

#### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

#### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

#### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

#### PRELIMINARY DEPOSITS

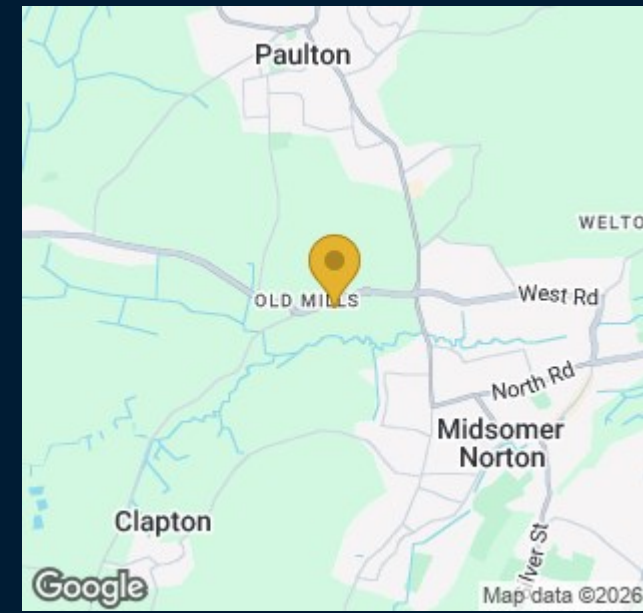
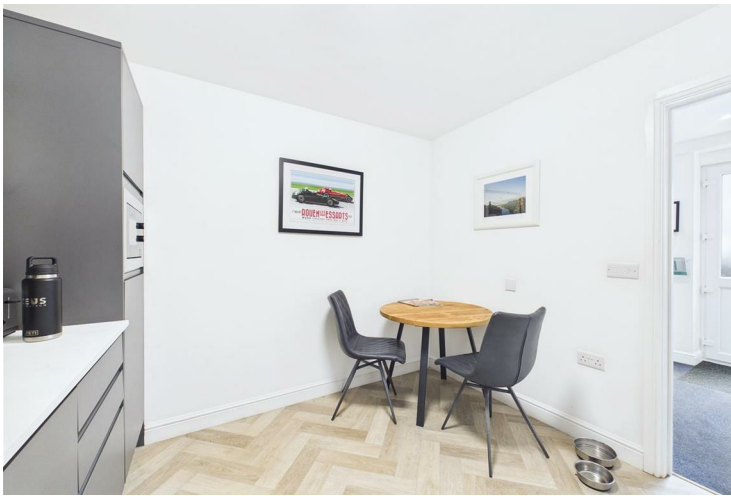
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

#### RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**  
2131 ft<sup>2</sup>  
198 m<sup>2</sup>

**Reduced headroom**  
35 ft<sup>2</sup>  
3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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