

MAGGS & ALLEN

302 & 303 CENTRAL PARK TRADING
ESTATE, RETHERTON ROAD
HENGROVE, BRISTOL, BS14 9BZ

Guide Price: £300,000+

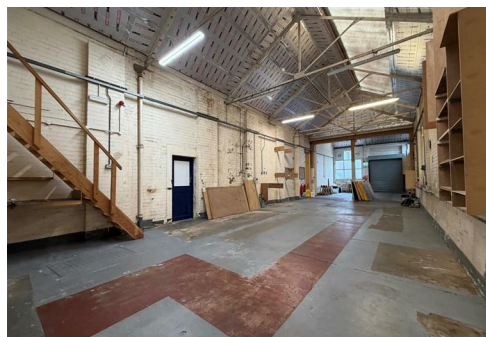
- 19 November LIVE ONLINE AUCTION
- Substantial double fronted industrial unit
- Approx. 5,330 ft² (495m²)
- Yards To Rear and Allocated Parking
- Anticipate rental income of £35,000-£40,000pa.
- Sale with vacant possession



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

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our LIVE Online Auction on 19th November at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SUBSTANTIAL DOUBLE FRONTED INDUSTRIAL UNIT | 5,330 FT² | ANTICIPATED RENTAL INCOME OF £35,000-£40,000 PA

DESCRIPTION

A fantastic opportunity for investors and owner-occupiers to acquire a substantial double-fronted industrial unit extending to approximately 5,330 ft². The property comprises a spacious warehouse/workshop, office accommodation, kitchen and WC facilities, together with three allocated parking spaces. Further benefits include two roller shutter doors, a rear yard, and 3-phase power supply. The unit is situated within Central Park Trading Estate, an established and popular industrial location in South Bristol, home to a diverse range of warehouse, industrial and trade occupiers.

Offered for sale with vacant possession, the property presents excellent owner-occupier potential or an attractive investment opportunity, with an anticipated rental income in the region of £35,000-£40,000 per annum.

LOCATION

The property is situated within Central Park Trading Estate on Petherton Road, Hengrove, South Bristol. The established commercial location is home to a range of industrial, warehouse and trade occupiers, with nearby local amenities and retail facilities.

The estate benefits from good road connectivity, with convenient access to the A4174 ring road, A38 and wider motorway network, as well as transport links to Bristol City Centre and surrounding areas.

ACCOMODATION

Ground Floor Warehouse/Offices: approx. 3,903 ft² (362.6m²)
Mezzanines: approx. 634 ft² (58.9m²)
First Floor Offices: approx. 793 ft² (73.7m²)
Total Gross Internal Floor Area of approx. 5,330 ft² (495.2m²)

BUSINESS RATES

The Rateable Value with effect from 2026 is: £32,250.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: G.

TENURE

Please refer to the auction legal pack for confirmation.

COMPLETION

Completion for this lot will be 8-weeks from exchange of contracts or sooner by mutual agreement.

*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.

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

BIDDING DEPOSITS

Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

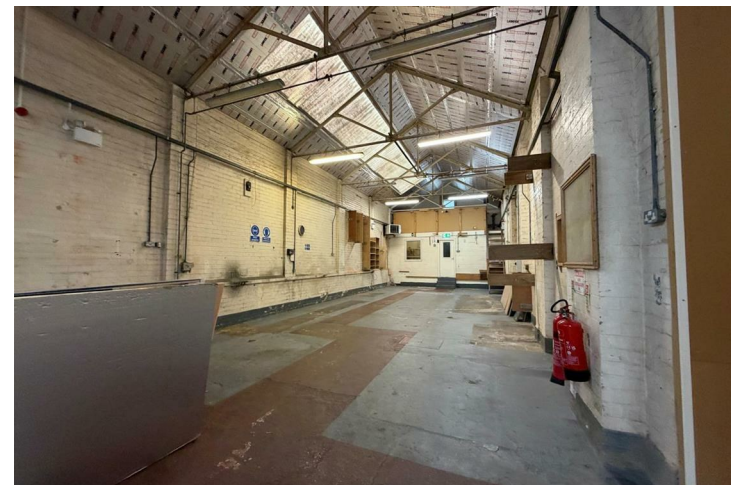
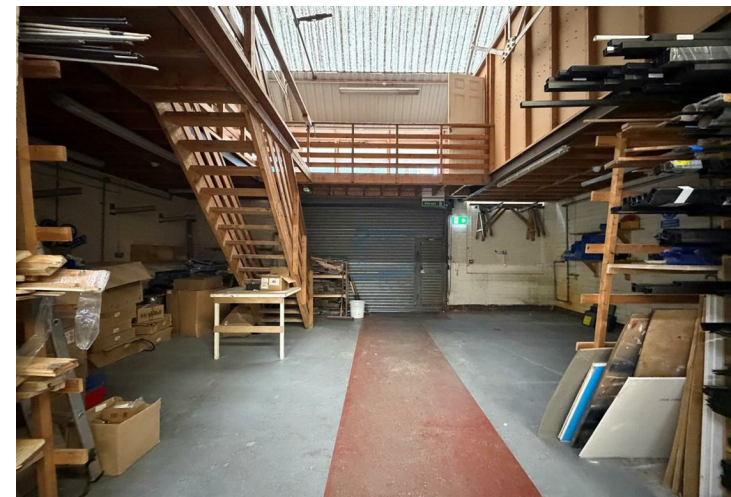
If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

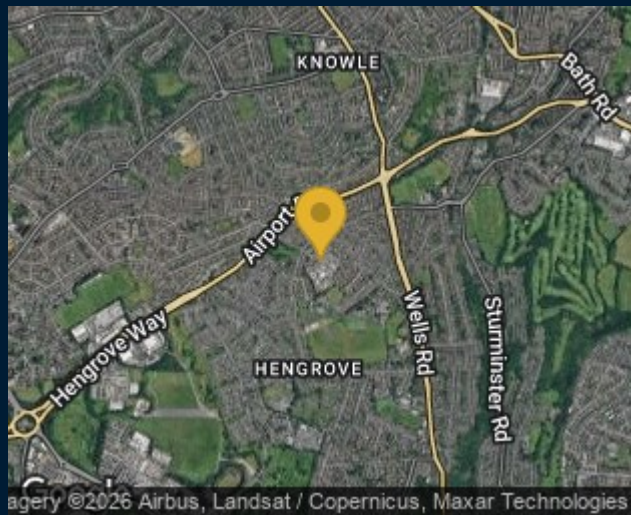
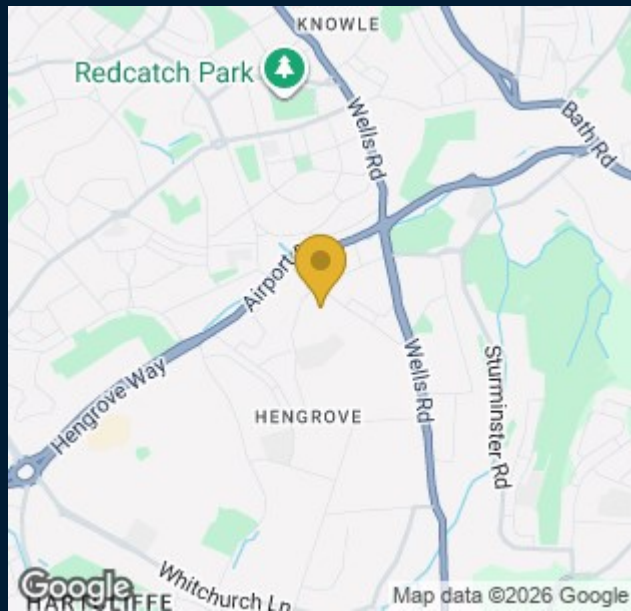
PROXY, TELEPHONE & ONLINE BIDDING

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 bidder registration 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 pre-authorised hold on funds for your bidding deposit must be received no later than 24 hours before the date of the auction.

AUCTION OR BRIDGING FINANCE REQUIRED?

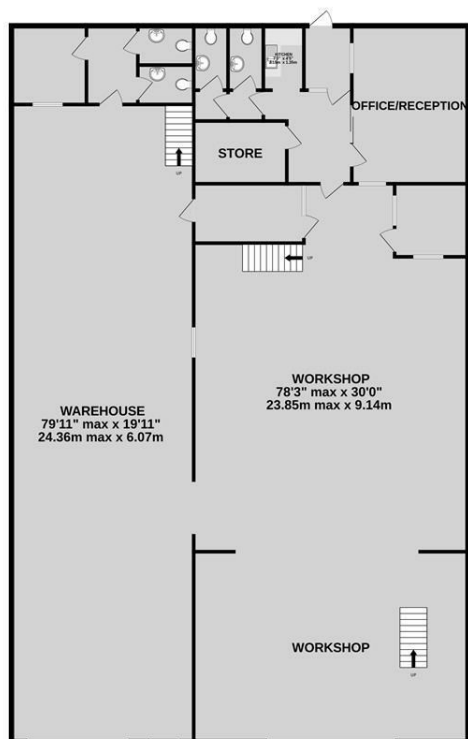
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk



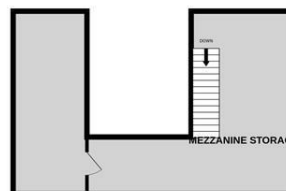


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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
3903 sq.ft. (362.6 sq.m.) approx.

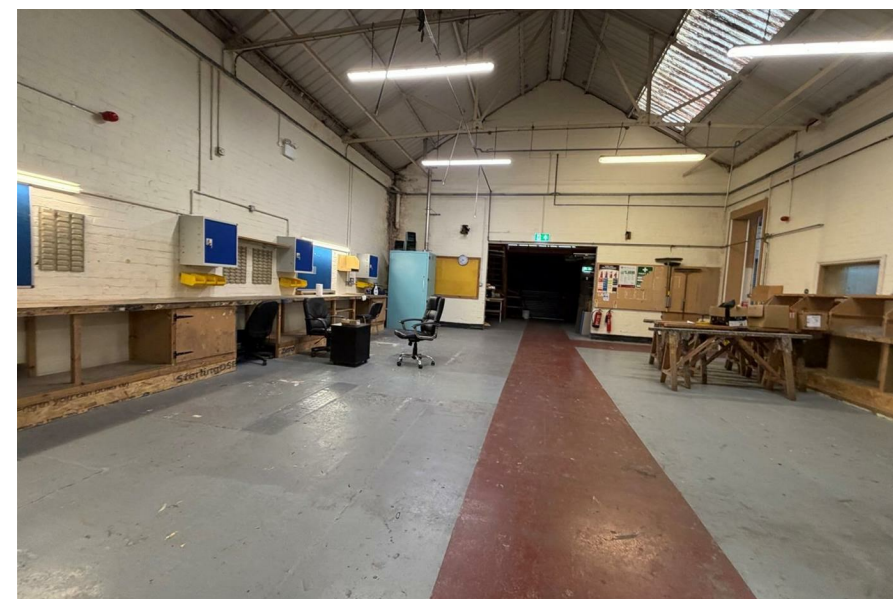
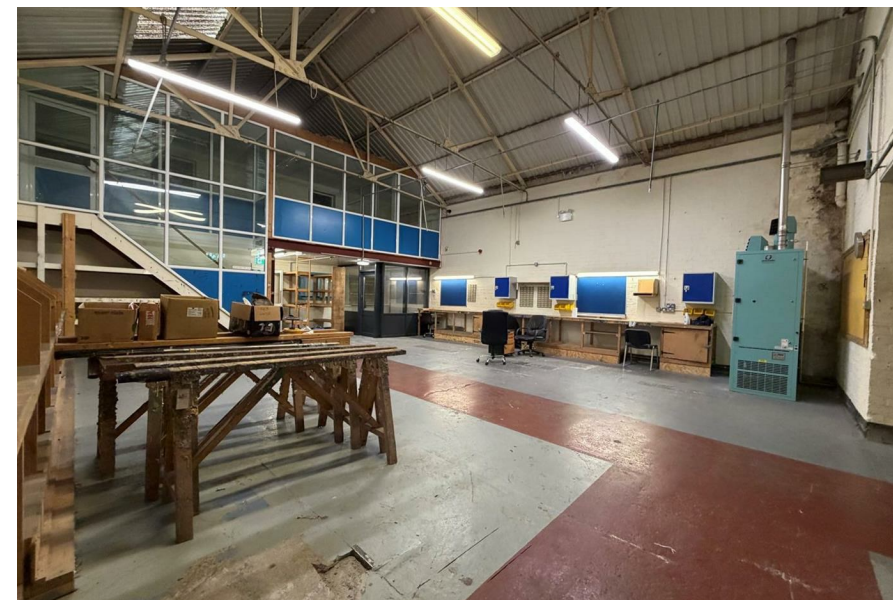


1ST FLOOR
1427 sq.ft. (132.6 sq.m.) approx.



TOTAL FLOOR AREA : 5330 sq.ft. (495.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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