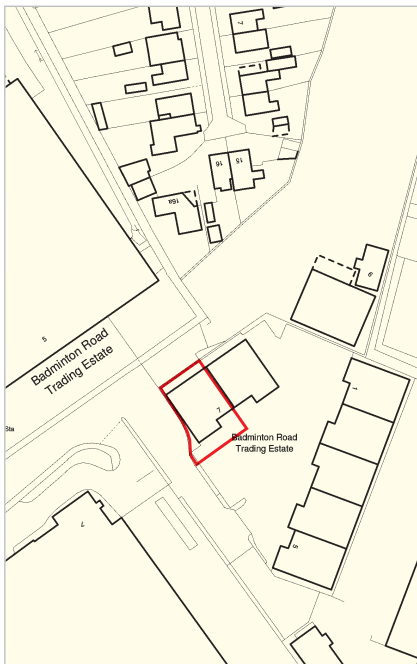


Yate
Unit 7
Badminton Road
Trading Estate
Bristol
Avon
BS37 5NS

- **Freehold Warehouse Investment**
- Situated on an established trading estate
- Forecourt parking
- VAT is not applicable
- Current Rent Reserved
£12,000 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

The town of Yate is located 11 miles north-east of Bristol city centre, with a population of some 21,000. The town benefits from excellent road communications with the intersection of the M32 and M4 motorways located a short distance to the south. Yate Rail Station is located on the main line between Bristol and Birmingham. The property is situated in an established industrial location in Yate and is accessible via Kendall Close.

Description

The property is arranged on ground floor only to provide a single storey warehouse unit benefitting from a metal sliding roller shutter loading door and parking externally for about 2 cars.

The property provides the following Gross Internal Floor area:

Eaves Height	3.40m	(11' 2")
Maximum Height	4.15m	(13' 7")
Ground Floor	225.15 sq m	(2,424 sq ft)

Tenancy

The entire property is at present let to KDH FABRICATIONS LIMITED for a term of 5 years from 9th October 2014 at a current rent of £12,000 per annum. The lease contains full repairing and insuring covenants, subject to a photographic Schedule of Condition. There is a tenant's break clause on 9th October 2017 upon 6 months' notice. If the tenant does not exercise the option, the tenant benefits from a three month rent free period. A 6 month rent deposit is held.

Tenant Information

Website Address: www.kdhfabrications.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 31 Band B (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor J Marchant Esq, Penman Sedgwick LLP. Tel: 01923 225212 e-mail: jmarchant@penmansedgwick.com