

# mgrappraisals

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On behalf of the Liquidator of Dorothea Restorations Limited  
PRELIMINARY DETAILS  
FREEHOLD INDUSTRIAL PREMISES 411.68 SQ M (4,431 SQ FT)



Established industrial  
location

Includes 2,438 sq ft  
(226.49 sq m) of  
office/storage mezzanine

2 tonne crane available  
by separate negotiation

Unit 1B Barton Hill, Trading Estate, Barton  
Hill, Bristol, BS5 9RD

**Freehold**  
**Guide Price £275,000**

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## Location

The property is located on the Barton Hill Trading Estate, a small but established estate approximately 2 km (1.25 miles) to the east of Bristol City Centre, close to the industrial area of St Philips. The property is adjacent to a good network of roads which ultimately gives access to junction 3 of the M32 motorway and in turn to the M4. Bristol Temple Meads Railway Station is approximately 1.6 km (1 mile) to the west of the property.

## Description

The property comprises a single storey workshop of concrete portal frame construction with brick/block elevations featuring high level ribbon glazing across the front and rear elevations. The roof areas are clad with steel decking which have been overlaid with mineral felt. The roof areas incorporate a series of roof lights. To the front of the premises is a tarmac surfaced car park/storage area which also gives access to the main electrically operated roller shutter door located centrally within the front elevation. Internally, the premises have a concrete floor and feature a series of elevated mezzanines providing additional clerical floor space.

## Services

We understand the property has the benefit of all mains services. It should be noted that none of the services or service appliances have been tested and no warranty is given as to their condition.

## Tenure

The property is held Freehold under Title BL94146.

## EPC

A copy of the Energy Performance Certificate can be provided as required.

## Planning

The property falls under the jurisdiction of Bristol City Council. All planning related enquiries should be directed to them, telephone 0117 922 3000.

## Rates

The property has a Rateable Value of £25,250.

## VAT

Figures are quoted exclusive of Vat which may be applicable. It is understood that VAT is chargeable on the purchase price.

## Craneage

The property features a self-standing 2 tonne gantry crane which is available by separate negotiation. Please contact the agents for further information.

## Price

The property is being offered for sale at a guide price of £275,000 for the benefit of the Freehold interest.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

Viewings can be arranged via prior appointment. Interested parties should be aware that block viewings are likely to be conducted.

## MGR Appraisals

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## Date Details Prepared

November 2011

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