

# HOOTONS

***12-14 CLOTHIER ROAD  
BRISLINGTON  
BRISTOL  
BS4 5PS***

***FOR SALE***

***992.90 sq m (10,688 sq ft)***



The property is located on Clothier Road within the established Brislington Trading Estate, approximately 3 miles south east of Bristol City Centre. Close to the A4 Bath Road which is one of the main arterial routes into Bristol City Centre. Both the St Philips Causeway and the ring road give access to the National Motorway Network via the M32.

**[www.hootons.co.uk](http://www.hootons.co.uk)**

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY  
Tel: 0117 933 9915 Email: [commercial@hootons.co.uk](mailto:commercial@hootons.co.uk)**

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## DESCRIPTION

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The property comprises two interlinked two bay warehouses, with offices and car parking to the front. There is a yard to the rear accessible by lorries via the side access road. There is a mezzanine store located in Unit 14. The minimum eaves height is 4.43m and the rear doors are 3.3m in height and 3.2m wide.

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## ACCOMMODATION

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The approximate net internal floor areas are as follows:-

Unit 12	483.55 sq m	(5,205 sq ft)
Unit 14	509.35 sq m	(5,483 sq ft)
Total	992.90 sq m	(10,688 sq ft)
Mezzanine	151.63 sq m	(1,632 sq ft)

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## PROPOSAL

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We have been instructed to seek offers in the region of £775,000 for the freehold interest.

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## RATES

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Rateable value £31,750

Rates payable 2016/17 49.7p in the £

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

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## LEGAL COSTS

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The ingoing tenant will be responsible for their own legal costs in connection with this transaction.

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## VAT

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VAT is chargeable in relation to this transaction.

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## VIEWING & FURTHER INFORMATION

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By appointment with the sole agents:

Hootons Commercial Ltd  
The Coach House  
1 Hurlle Road  
Clifton  
Bristol BS8 2SY

Contact: Francine Tovey or Ben Newton  
Tel: 0117 933 9915

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## ENERGY PERFORMANCE CERTIFICATE

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## NOTICE

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.