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PROPERTY CONSULTANTS
01179 732 007

# INDUSTRIAL, INDUSTRIAL/LOGISTICS, TRADE COUNTER FOR SALE

£800,000

5,380 sq ft

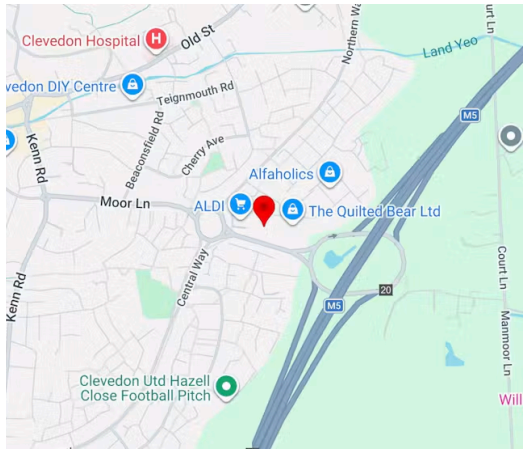
## Unit 1, Hither Green Trading Estate, Clevedon, North Somerset, BS21 6XT

Rare industrial investment for sale in Clevedon, North Somerset

- A new 11 year lease / 6 year break
- Tenant been trading for 12 years
- Total Assets - in excess of £2m
- Two Rent Reviews - Fixed Uplifts
- Rental Deposit Held (3 months)
- Net Initial Yield - 6.25%
- Fully Refurbished in 2025 - New Roof
- Adjacent Motorway Junction (J20 of M5)

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## Description

The property is an end-terraced warehouse/trade unit located at the entrance to the trading estate. The warehouse is of steel portal frame construction with brick and profile sheeting cladding, and a new profile steel roof with translucent roof lights and was fully refurbished in 2025. The warehouse is clear span with 5.5m eaves, with recently installed electric roller shutter door. To the front elevation are 2 storey-offices, and externally there is a forecourt loading area with good car parking provision. To the rear is a sizeable landscaped area, which could provide good staff welfare facilities.

## Location

Unit occupies a prominent position at the entrance to the well-established Hither Green Trading Estate, the main trading estate serving the town of Clevedon, situated immediately adjacent to Junction 20 of the M5 motorway. Hither Green connects to Junction 20 of the M5 motorway via Northern Way and the B3133 Ettlingen Way.

## Accommodation

| Description | sq ft | sq m |
|---|---|---|
| Warehouse | 4,272 | 396.88 |
| Office | 554 | 51.47 |
| Office | 554 | 51.47 |
| **Total** | **5,380** | **499.82** |

## Viewings

Please contact the marketing agents

## Terms

This unit has recently been let to Braikenridge Investments Ltd (Guaranteed by Allegro Logistics) on a new FRI lease expiring 12/10/36 at a passing rent of £50,000pa, with a fixed uplift to £55,000 on 13/10/28 (Vendor to top-up to this rental level) and a further fixed uplift to £60,000pa on 13/10/31. There is a tenant only option break on 30/11/31. The price of £800,000 is under pinned by vacant possession values and shows a net initial yield of 6.25%, rising to 6.94% in 2031.

## Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

## Summary

- Price: £800,000
- Business rates: £26,160 per annum
- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs

## Further information

- View details on our website

## Contact & Viewings



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These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.


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