

INDUSTRIAL/LOGISTICS, TRADE COUNTER TO LET

£19 per sq ft

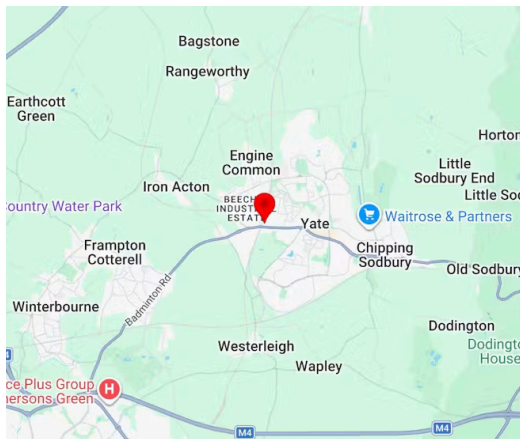
976 sq ft

B2 Badminton Centre, Station Road, Yate, BS37 5HT

Trade counter / workshop unit with full refurbishment undertaking located adjacent Yate train station.

- Refurbished
- Rare trade counter / workshop unit
- Single roller shutter door
- Established location
- Located next to the A432 and adjacent Yate train station





Description

Workshop unit constructed on a steel portal frame providing blocks elevations beneath a pitch steel profile roof providing approx. 10% natural lighting. Internally the unit benefits from an open space with WC facilities. Access is provided via a single roller shutter door and a pedestrian door with the latter benefiting from a security shutter, which can be utilised as a trade counter.

Externally the property has benefit of a loading area and car parking.

Location

The Badminton Centre is located in Yate on the main arterial route, Station Road (A432), which connects the town centre to the Ring Road (A4174) 5 miles to the south. In turn this road provides access to the J1 M32. Yate train station is next door and Bristol is 8 miles to the south of Yate.

Accommodation

Name	sq ft	sq m	Availability
Ground	976	90.67	Available
Total	976	90.67	

Viewings

Please contact the marketing agents.

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

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

- Rent: £19 per sq ft
- Business rates: £4,968 per annum
- Service charge: £994.45 per annum
- Legal fees: Each party to bear their own costs
- EPC: C (62)
- Lease: New Lease

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.