

# KINGS WESTON

KINGS WESTON LANE • AVONMOUTH • BRISTOL • BS11 0YS



TO LET/FOR SALE

**SECURE FENCED  
OPEN STORAGE SITE**

**9.79 ACRES (3.96 HA)**

# KINGS WESTON

## LOCATION

The site fronts Kings Weston Lane, which is accessed from the A403 St Andrews Road. The M5 at Junctions 18 and 18a and the connection to the M49 (South Wales) are approximately 2.0 miles to the south. The M4 /M5 interchange at Almondsbury is approximately 8 miles to the north with Bristol City Centre 8 miles to the south via the A4 Portway.

## DESCRIPTION

The property comprises an elevated secure largely stoned surfaced plot with a single point of access which lends itself to a variety of open storage uses.

## SITE AREA

The site has a usable plateau area of 9.79 acres (3.96 ha) with the gross acreage extending to 14.77 acres (5.98 ha).



## PLANNING

The site has Planning Permission for Open Storage Uses and is currently being used as a Transport Depot.

The consent specifically excludes the storage & distribution of fuels, chemical products & scrap metal/vehicles and incorporates a restriction stating products can be stored to a maximum height of 4m.



## TENURE

The site is available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed to incorporate 5 yearly upward only rent reviews to the greater of the passing, open market rental or annual RPI subject to a minimum of 2% and maximum of 5% per annum.

Alternatively, consideration will be given to the sale of the property with further details available upon request.

## RENT/PRICE

Upon application.

## LEGAL COSTS

Each party will cover their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## FURTHER INFORMATION

Please contact the sole agents.



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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AK Hollister HD2417 9/20