



**Former Builders Yard and Depository
Commonmead Lane, Old Sodbury, South Glos, BS37 6LX**

A Traditional Stone barn with two lean – tos
Suitable for alternative uses subject to the appropriate planning consent

To Let / For Sale

Former Builders Yard and Depository at Commonmead Lane, Old Sodbury, South Gloucestershire, BS37 6LX

LOCATION

The site is located on the outskirts of the village of Old Sodbury just off the Badminton Road (A432), with road frontage to Commonmead Lane. The town of Chipping Sodbury is within 2 miles and the M4 J18 is within 3 miles giving easy commuting access to Bristol which is only 15 miles away.

DESCRIPTION

The site comprises a traditional Cotswold stone barn under a slate roof with a lean to on either side giving up to 60m² of commercial workspace suitable for offices/workshop/storage space, with an additional outside area for car parking (outlined red on scale plan).

The accommodation comprises the following:

Lean To - Stone and timber construction under tin roof (4.6m x 4.9m)

Stone Barn - Stone under slate roof (3.9m x 5.3m)

Lean To – Concrete block construction under tin roof, with two partitions (3.2m x 6.1m)

Outside area – extending to approximately 150m². Suitable for car parking subject to the appropriate planning consent.

HOURS OF WORKING

The buildings are adjacent to residential properties with restricted working hours from 8am to 6pm Monday to Friday.

ACCESS

There are two vehicular access points marked 'A' and 'B' on the attached plan. A right of way will be granted over the broken green line marked 'B' to 'C'

SERVICES

Mains water and electricity are believed to be connected. Drainage to be provided to a private septic tank. BT Lines are to be connected. Prospective tenants or purchasers are advised to make their own enquiries regarding the availability and capacity of nearby services for their specific requirements. Prospective tenants or purchasers will be responsible for all costs and expenses incurred installing such services.

LOCAL AUTHORITIES AND SERVICE PROVIDERS

South Gloucestershire Council: 01454 868 009

Bristol Water: 08457 023 797

Electricity: 08456 012 989 (Western Power Distribution)

TENURE AND POSSESSION

The buildings will be available to let on flexible terms to be agreed. The buildings are also available for freehold purchase.

FREEHOLD GUIDE

£150,000

RENTAL GUIDE

Office £125 per m² / Workshops £60 per m² / Storage £35 per m². All plus VAT and exclusive of outgoings.

BUSINESS RATES

The buildings have not been assessed for business rates at this stage.

OUTGOINGS

The Tenant will be responsible for water and electricity consumed and recorded by meters, together with Business Rates when assessed. Drainage charges will be included within the rent.

DEPOSIT

A deposit of £1,000 for the tenancy will be requested from the Tenant prior to entry. This will be returned after any appropriate deductions at the cessation of the tenancy.

TERMS OF TENANCY

The tenancy term is negotiable and the tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 and 28 of the same.

The Tenant will be responsible for external and internal repairs and structural insurance.

The Tenant will pay a contribution towards the preparation of the Tenancy Agreement, Inventory and Schedule of Condition in the sum of £500 plus VAT.

SPECIAL CONDITIONS OF SALE

The Purchaser will contribute £500 plus VAT towards the Vendor's professional fees.

RIGHTS, EASEMENTS AND BOUNDARIES

This property is sold subject to all rights and all existing and proposed easements, wayleaves and planning schemes of county or local authorities, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not. Prospective purchasers shall be deemed, the property being available for inspection, to have full knowledge of the boundaries and ownership thereof.

SALE PLANS AND PARTICULARS

These are based upon the Ordnance Survey and other data provided to the agents. The information is provided for reference purposes only. Prospective purchasers shall be deemed to have satisfied themselves as to the description of the property, and any error or mis-statement shall not annul the same or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given. In particular, no objection shall be taken by the purchaser to any variation in areas given on the deeds.

VIEWING

Strictly by appointment through the agents.

These particulars are issued solely on the understanding that all negotiations are conducted through the appointed agents, Gwilym Richards & Co Ltd.