

alder king

PROPERTY CONSULTANTS

TO LET

Denmans

Electrical Supplies
www.denmans.co.uk Tel: 01225 444 644

Sales Counter

WOLSELEY

Unit 10, Locksbrook Industrial Estate

Bath BA1 3EU

Trade Counter / Distribution Building – 4,428 sq ft (411.36 sq m)

Location

The property is located on Locksbrook Road which runs parallel with the A36 and is 1.7 miles west of Bath City Centre and 10 miles south of junction 18 of the M4.

Other Trade Occupiers include:

- Rexel
- Plumbase
- Howdens
- Halfords
- City Electrical Factors
- TBKS
- Bristol Building Supplies
- Kew Electrical
- Wolseley

M4



10 miles north

M32



11.5 miles northwest

Bath



1.7 mile

Bristol



11 mile



Accommodation

Description

The property comprise an end of terrace warehouse/ trade counter building located at the entrance to the trading estate. The unit provides a trade counter area to the front with warehousing space beyond.

The building benefits from the following features:

- Prominence to the front of the estate
- Parking immediately to the front of the unit
- 1 surface level loading door
- Full first floor office and mezzanine storage
- Trade counter

Parking

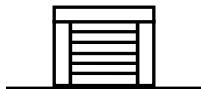
The accommodation has a total of 5 available parking spaces.

Services

We are advised that services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground Floor	2,214	205.68
First Floor	2,214	205.68
TOTAL	4,428	411.36

**Surface level
doors = 1**



Mezzanine



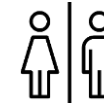
Office



**Onsite
parking**



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for distribution use but any occupier should make their own enquiries to the Planning Department of Bath and North East Somerset Council.

Tel: 01225 394041 or www.bathnes.gov.uk

Business Rates

The Valuation Office Agency website lists the property as Warehouse and Premises with a rateable value of £33,500.

Interested parties should make their own enquiries to Bath and North East Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment

www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is D(76) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Tenure/Terms

The property is available by way of a lease assignment or by way of a new Full Repairing & Insuring sub lease for a term to expire in December 2027 to be drafted outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act.

Alternatively a new Full Repairing & Insuring lease for a term of years to be agreed (subject to covenant) to incorporate regular upward only rent reviews may be available directly with the Landlord.

Rent

The property is offered to let for £45,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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Clifton
Bristol
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AK Ref: ES/100929
Date: January 2025
Subject to Contract



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Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

