



**Promap**  
LANDMARK INFORMATION

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**Former Bristol Metal Recycling Yard**  
**Talbot Road**  
**Brislington**  
**Bristol**  
**BS4 2NU**

**Yard**

**C. 1.97 acres (0.80 Ha)**

- Rare opportunity c. 2.5 mile from Bristol city centre.
- Available on flexible terms.
- Previously had licences for metal recycling.

## LOCATION

The yard is located within close proximity of Bristol City Centre with access from Talbot Road.

## DESCRIPTION

A yard extending to c. 1.97 acres, made up of various surfaces.

## TERMS

The property is to be sold Freehold with vacant possession or available to let on a full repairing and insuring lease on terms to be agreed.

## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

## VAT

All prices quoted are exclusive of VAT.

## PLANNING

The property has previously been used as a metal recycling centre.

Prospective occupiers should make their own enquiries with the Local Planning Authority.

## QUOTING RENT / PRICE

Leasehold: offers in excess of £95,000 per annum, exclusive.

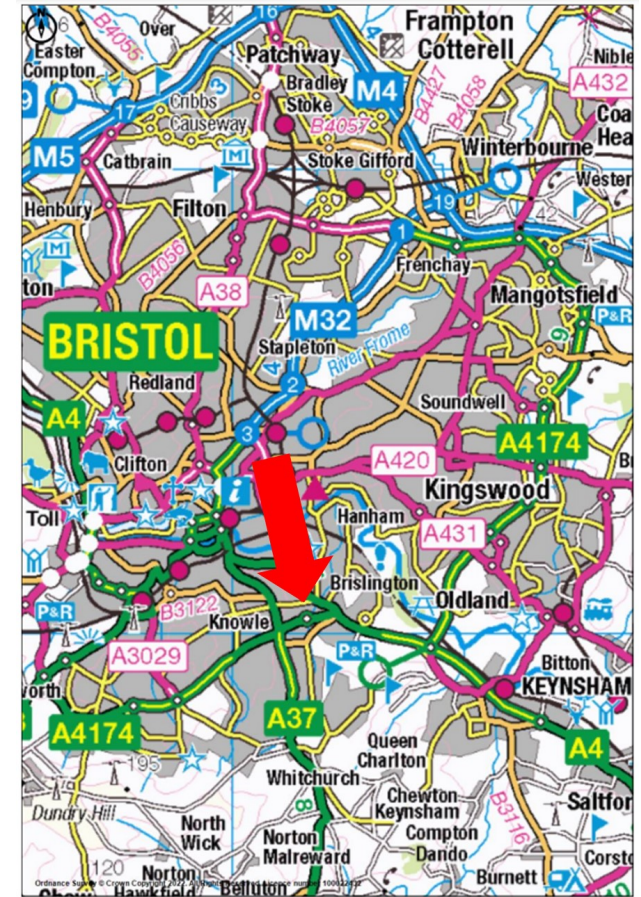
Freehold: offers in excess of £1,000,000 exclusive.

## BUSINESS RATES

Prospective occupiers should make their own enquiries

See: <https://www.tax.service.gov.uk> for reference.

**Subject to contract**



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## FURTHER INFORMATION

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