

# 803 - 805 Bath Road

Brislington  
Bristol  
BS4 5NL

VEHICLE DEALERSHIP / LIGHT INDUSTRIAL / WAREHOUSE

21,617 sq ft (2,008.29 sq m)  
On 1.63 Acres (0.66 Ha)

- Rare opportunity with unrivalled prominence to A4 Bath Road.
- Detached, purpose built vehicle dealership.
- Large front yard, incorporating 163 car parking spaces.
- Additional secure yard to the rear.
- Situated within a popular retail / trade counter location with local occupiers such as Screwfix, Halfords, Easy Bathrooms & Tiles, Toyota and Cazoo.
- Well located to service South and Central Bristol as well as Keynsham and Bath.



## CONTACT US

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### CBRE OFFICES

Floors 13 & 14 Clifton Heights  
Triangle West  
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## PROPERTY OVERVIEW

### DESCRIPTION

- Detached, purpose built vehicle dealership.
- Incorporating ground floor showroom, two warehouses and trade counter element.
- Two full height vehicular access loading doors measuring 4m in height and width.
- First floor fitted office accommodation.
- Eaves height of 5.3m, rising to an apex of 6.9m
- Large front yard, incorporating 163 car parking spaces.
- Additional secure yard to the rear.

### ENERGY PERFORMANCE

A full EPC has been commissioned and will be available upon request.

### ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance may be payable, towards the management and maintenance of common parts.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
Showroom 1	255.02	2,745
Showroom 2	324.51	3,493
Showroom Office	4.09	44
Handover bay	37.72	406
Middle Workshop	507.25	5,460
Rear Workshop	334.82	3,604
Parts & Services	341.70	3,678
Ground floor offices	50.35	542
Forecourt Shop	52.30	563
First Floor Offices	100.52	1,082
<b>Total GIA</b>	<b>2,008.29</b>	<b>21,617</b>
<b>Total Site Area</b>	<b>0.66 Hectares</b>	<b>1.63 Acres</b>

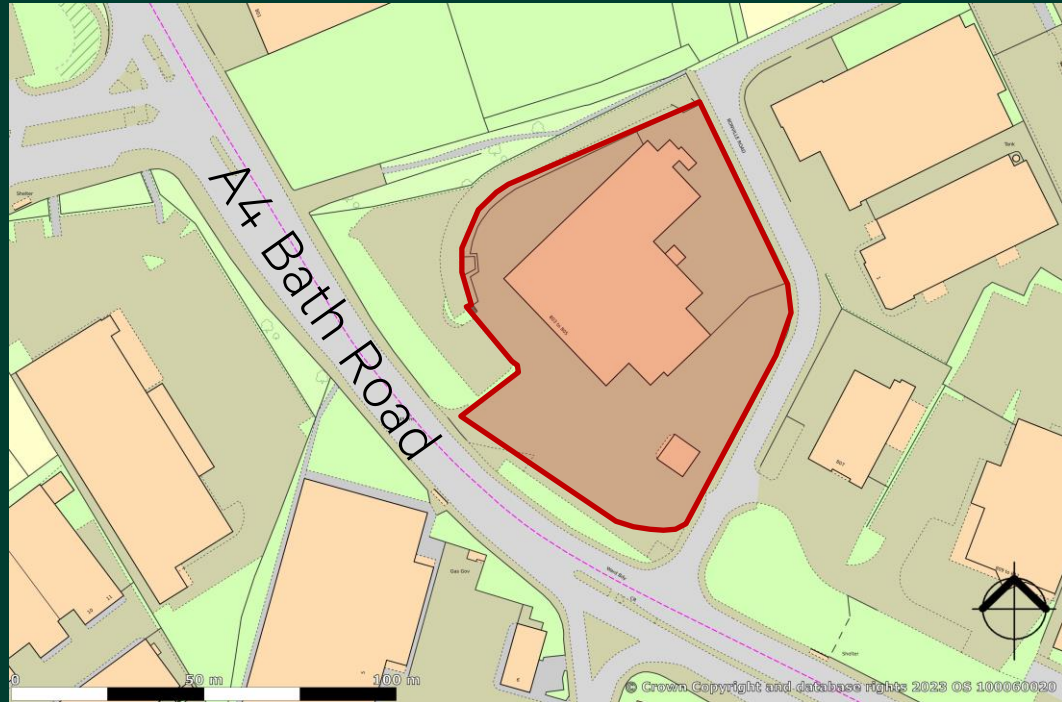


Industrial | For Lease

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## FURTHER INFORMATION



**Industrial** | For Lease

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## FURTHER INFORMATION

### RATEABLE VALUE

The property is listed as Car Showroom and Premises, with a Rateable Value of £168,000.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority.

### PLANNING

The property was previously operated as a car showroom. We anticipate that the property would also be suitable for Class E(g) Light Industrial, Class B2 General Industrial and Class B8 Storage & Distribution purposes.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

### SERVICES

We understand that mains services are provided to the property and include water, drainage, gas and electricity.

## TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed, subject to status.

## RENT

Available upon application.

## VAT

All figure are quoted exclusive of VAT which will be charged at the prevailing rate.

## LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

## ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



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## LOCATION BS4 5NL

### SITUATION

- Rare opportunity with unrivalled prominence to the A4 Bath Road.
- Situated within a popular retail / trade counter location with local occupiers such as Screwfix, Halfords, Easy Bathrooms & Tiles, Toyota and Cazoo.
- Well located to service South and Central Bristol as well as Keynsham and Bath.
- Located on the A4 Bath Road which connects to Bristol City Centre and the A4174 Avon Ring Road and Keynsham bypass.

### TRAVEL DISTANCES

- A4174 Avon Ring Road – 1.2 miles (2.0 km)
- A370 – 2.5 miles (4.02 km)
- Bristol City Centre – 2.5 miles (4.02 km)
- Bath City Centre 9.4 miles (15.13km)
- Junction 18 of the M5 motorway – 10.8 miles (17.38 km)

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