



## Church Road, Bristol

- Versatile commercial property located on Church Road, Bishopsworth, Bristol.
- Fully connected with utilities, including electricity, water, and toilet facilities.
- Gated access via the main road, enclosed by a secure perimeter wall.
- Please note: Further details on tenancy terms and turnover are forthcoming.
- Two buildings: single-storey stone workshop and two-storey office with additional workshop space.
- Currently let to a car garage/dealership, with tenancy unaffected by the sale.
- Excellent location in South Bristol, close to retail amenities and transport links.
- Contact today to find out more.

**Guide Price £500,000**

**Tenure: Freehold**

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# Church Road, Bristol

## DESCRIPTION

Hunters Bishopsworth are delighted to offer for sale this versatile commercial property, located on Church Road in Bishopsworth, Bristol.

The property consists of two distinct buildings. The first is a single-storey stone structure, offering ample metal workshop space, ideal for a variety of industrial or commercial uses. The second is a two-storey office building, which features additional metal workshop areas on the ground floor, making it well-suited for businesses that require both office and workshop facilities. Both buildings are fully equipped with essential utility connections, including electricity, water, and toilet facilities, ensuring they are ready for immediate occupation. The property is currently let to a car garage and dealership, with the existing tenancy unaffected by the sale, making this an attractive investment opportunity for buyers.

The property benefits from gated access directly off the main road and is fully enclosed by a sturdy perimeter wall, providing security and privacy. This secure setting makes the site suitable for a variety of commercial or industrial operations.

Ideally situated in the heart of South Bristol, the property is within close proximity to a range of local retail amenities, making it a convenient location for both staff and clients. Additionally, the site benefits from excellent transport links, including easy access to major road networks and public transport options, ensuring quick and efficient connections to the wider Bristol area and beyond.

Please note: We are currently awaiting further details regarding the tenancy terms and turnover.

This is a fantastic opportunity for investors or businesses looking for a well-located commercial property with excellent potential for ongoing rental income and future growth.





Council Tax:

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.  
25 Highridge Road, Bristol, BS13 8HJ  
Tel: 0117 244 4441 Email:  
bishopsworth@hunters.com <https://www.hunters.com>



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