





TO LET

Flexible Industrial Accommodation

DESCRIPTION

The property comprises a former car garage / workshop set across three interconnecting bays on the ground floor with first floor offices. There is 3 phase electricity, gas and mains water / drainage are available although heating appliances have been decommissioned.

LOCATION

The property is located in Clifton, an affluent suburb of Bristol. The area is a popular commercial and residential centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination. Clifton is served by excellent transport connections including frequent train services to Bristol Temple Meads from Clifton Down station, from which there are services across the UK via the national rail network.

SITUATION

The property is situated on the western side of Highland Square, just 50m from Blackboy Hill via Highland Crescent and comprises the former Tebby & Sons MOT and service centre. Wesley Place and the High Street provide access to Clifton Downs. Due to the largely residential nature of the location, the property is well suited to less intensive uses, namely storage, light industrial or potentially garaging.





ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

Workshop / Warehouse	221.95 Sq M	2,389 Sq Ft
First Floor Office	29.64 Sq M	319 Sq Ft
Total	251.58 Sq M	2,708 Sq Ft

All figures taken in accordance with IMPS, incorporating the Code of Measuring Practice 6th Edition.

TENURE

Property to let on an Internal Repairing and Insuring Lease, terms to be agreed.

Commencing rate of £40,000 pa, inclusive of rates, insurance and repairs, save for utilities and outgoings which remain the responsibility of the tenant.

RATING ASSESSMENT

Rateable Value (April 2023)	£12,750
UBR (23/24)	0.499
Rates Payable (April 2023)	£6,362

Rates payable subject to small business rate relief eligibility.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

EPC TEXT

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PLANNING

The property has been used as a car repair, servicing & MOT test centre for many years, but is considered well suited for alternative uses such as storage and light industrial use, subject to obtaining the necessary consents. Interested parties are advised to contact the local planning authority, Bristol City Council, to confirm their proposed use.

FURTHER INFORMATION

Further information is available upon request and viewings can be arranged via the sole agents at CSquared:

Nathan Clark
M 07983 460 230
E nathan.clark@cs-re.co.uk

Emily Dagg
M 07398 637345
E emily.dagg@cs-re.co.uk



82 Walcot Street
Bath, BA1 5BD
t 01225 432789
e info@cs-re.co.uk

www.cs-re.co.uk

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