

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

ALEX QUICKE

Senior Surveyor
+44 (0)7867 193908
alex.quicke@cbre.com

PHILIP CRANSTONE

Director
+44 (0)7717 587726
philip.cranstone@cbre.com

ANTHONY KEOHANE

Colliers International
+44 (0)7785 253058
anthony.keohane@colliers.com

CBRE OFFICES

Floors 13 & 14 Clifton Heights
Triangle West
Clifton, Bristol BS8 1EJ

803 - 805 Bath Road

Brislington
Bristol
BS4 5NL

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
Total GIA	2,008.29	21,617
Total Site Area	0.66 Hectares	1.63 Acres

Industrial | For Lease

803 - 805 Bath Road

Brislington
Bristol
BS4 5NL

FURTHER INFORMATION



Industrial | For Lease

803 - 805 Bath Road

Brislington
Bristol
BS4 5NL

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.

Industrial | For Lease

803 - 805 Bath Road

Brislington
Bristol
BS4 5NL

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)

CONTACT US

ALEX QUICKE

Senior Surveyor
+44 (0)7867 193908
alex.quicke@cbre.com

PHILIP CRANSTONE

Director
+44 (0)7717 587726
philip.cranstone@cbre.com

ANTHONY KEOHANE

Colliers International
+44 (0)7785 253058
anthony.keohane@colliers.com

CBRE OFFICES

Floors 13 & 14 Clifton Heights
Triangle West
Clifton, Bristol BS8 1EJ



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.