

To Let / May Sell

Showrooms , workshops & warehouse

14-16 Flowers Hill
Brislington
Bristol
BS4 5JJ

8,557 sqft – 16,200 sqft (Part let - Business unaffected)

12th June 2020



- Car sales consent
- Part let ; front showroom and workshops vacant & To Let
- Freehold of whole with income may be available (tenant business unaffected)
- Secure parking / display and yard
- Flexible uses
- Immediately available

Location

Brislington, Bristol, is a mixed retail, showroom and leisure destination on the A4 Bath Road, north east of the city. Flowers Hill is accessed from the A4, with the property situated amongst similar mixed use commercial units.

Description

Former car dealership premises with a large showroom space, former workshops & warehouse element, and office space. To the front is a large forecourt / car park and glazed elevation; to the rear are loading doors and a secure yard (shared).

The vacant section (to let) comprises showroom and workshop with vehicle access to front and rear.

Accommodation

Floor	Sq Ft	Sq M
Showroom, offices & workshops	8,557	795
To Let (Approx GIA)	8,557	795
Offices & warehouse (currently occupied)	7,643	710
Total Space inc vacant (May sell) - approx. GIA	16,200	1,505

Terms

The vacant space in the property is available to let on a new lease.

The balance of the building is let to third parties on short term tenancies, with full vacant possession potentially available in 2021. Further details on application.



Rent /Terms

£75,000 per annum exclusive of other outgoings, for vacant showroom, workshops and office. The whole property would be available to purchase (with current tenancies) Price & further details on application.

Rates

Vacant unit (To let)

Rateable Value ; £61,500 (2017)

Rates payable : £ 31,488 per annum (2020)

Planning

Car showroom, vehicle repair, storage and offices. Alternative uses will be considered subject to planning permission if required.

VAT

The property is elected for VAT purposes

EPC Rating

EPC Rating E— 125



For further information or an appointment please contact:

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