

# COMMERCIAL SITE TO LET

BK

Bruton  
Knowles

est.1862

## Hilltop Garage

Claypits, Stonehouse, GL10 3AL



# Forecourt and Premises at Hilltop Garage

## LOCATION

Hilltop Garage is prominently located on the main A38 approximately 10.3 miles south of Gloucester, 17.3 miles south of Cheltenham and 28 miles north of Bristol'. There is easy access to junction 13 of the M5 motorway which is less than 2 miles from the site and provides links south to the M4 for Bath, Swindon and South Wales and North to Worcester, Birmingham and the M6.

## DESCRIPTION

The property provides fantastic frontage onto the busy A38 Claypits Hill, with average daily passing traffic of 15,051 (Road Traffic Statistics, 2022).

The property predominately features a large tarmacadam forecourt/vehicle display area of circa 6,500 sq ft with a further customer parking area and 1528 sq ft of offices, vehicle workshop and stores'.

The site is a highly visible and long established trading location which has been continuously operating since the 1920's. The current owner has run a busy used car dealership from the

premises for 23 years. The site will suit a wide range of commercial roadside occupiers.

## PLANNING POTENTIAL

We believe the site will fall under 'Sui Generis' of the Use Classes Order (amendment) 2020.

We advise all interested parties to rely on their own enquiries with the local planning committee.

## ACCOMODATION (GIA Approximately)

Building	Sq. M	Sq. Ft
Offices/ Workshop	141.95	1,528
Forecourt	603.87	6,500
<b>Total</b>	<b>745.82</b>	<b>8,020</b>

## SERVICES

We understand the site benefits from gas, water and electricity.

## TENURE

Leasehold, new term for a number of years to be agreed.

## RENT

£30,000 per annum exclusive.

## VAT

VAT is applicable to all costs related to this property.

## LEGAL INFORMATION

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles on the pre-arranged viewing dates. Please contact phoebe.harmer@brutonknowles.co.uk to book a viewing slot.

## SUBJECT TO CONTRACT – OCTOBER 2023

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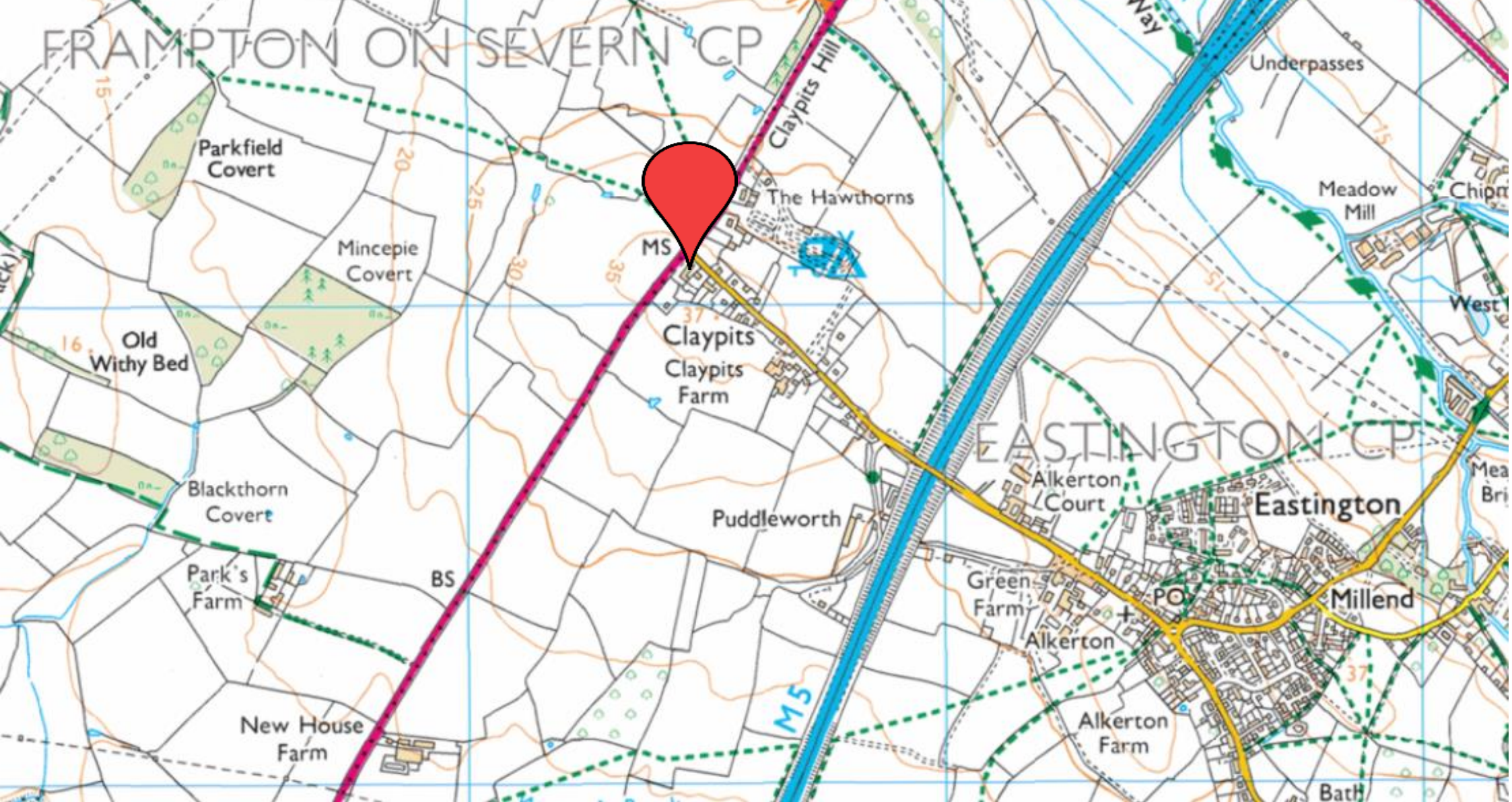
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# Yard and Premises at Hilltop Garage







## CONTACT

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