

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:

Paul Hobbs
Tel: 07767613489
Email: paul.hobbs@avisonyoung.com

James Short
Tel: 07557290757
Email: james.short@avisonyoung.com

Avison Young

St Catherine's Court, Berkeley Place, Bristol BS8 1BQ

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

- 1) Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:
- 2) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 3) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

- representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 4) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 5) All prices quoted are exclusive of VAT.
- 6) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.