On behalf of Guy Salmon Landrover

BURSTON COOK
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MOTOR DEALERSHIP

TO LET

C.13,215 SQ FT ON 1.06 ACRES (1,227.70 SQ M ON 0.43 HECTARES)

PIONEER PARK, WHITBY ROAD, BRISTOL, BS4 3QB

- Purpose built dealership built to a high standard
- Established motor trade location
- Close to HSS Hire, Van Monster, VW Van Centre and Sainsburys
- Suitable for alternative uses, subject to the appropriate consents

LOCATION

The site is located in a highly prominent location on Pioneer Park, within the established commercial area of central Bristol of St Philips. The property is located circa 1.5 miles east of the city centre, accessed via the A4320 St Philips Causeway, which connect to Junction 3 of M32 and ultimately to the M4 & M5 motorways. The property is in a prime business location, with direct visibility to Whitby Road, which house such national occupiers as Heritage VW Van Centre, HSS Hire and Van Monster.

DESCRIPTION

The property is purpose built, constructed of a steel portal frame with steel clad elevation. The internal space is arranged to provide a showroom, offices, workshop and parts facilities, together with first floor office and ancillary accommodation.

The glazed showroom provides sufficient display for five vehicles, with additional external display, with the well appointed workshop providing six bays plus an additional external valeting bay.

Externally there is sufficient display parking for up to 49 vehicles, together with 35 spaces for customer parking.

ACCOMMODATION

According to on-site measurements the property comprises the following gross internal accommodation:-

	SQ FT	SQ M
Ground floor		
Showroom	3,337	309.97
Offices	1,888	175.38
Workshop Office	291	27.00
Workshop	3,049	283.28
Parts	477	44.35
Diagnostic Bays	693	64.36
First Floor		
Offices	1,832	170.22
Plant	423	39.35
Parts	902	83.79
Valet Building	323	29.99
TOTAL	**13,215**	**1,227.70**

TENURE

The property is available by way of an assignment of an existing lease due to expire on 25/09/2023. Alternatively a sublease or new longer term lease could be available if required. .

RENT

On application to the joint sole agents.

RATEABLE VALUE

The property is currently described as “Motor Trade and Premises”, with a current Rateable Value of £128,000. The Government have recently advised that rates will not be payable on occupied dealership premises throughout 2020/2021.

VAT

Figures quoted are exclusive of VAT which may be payable.

EPC

Energy Performance Asset Rating D95. More Details are available on request

LEGAL COSTS

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

FOR FURTHER INFORMATION/VIEWINGS

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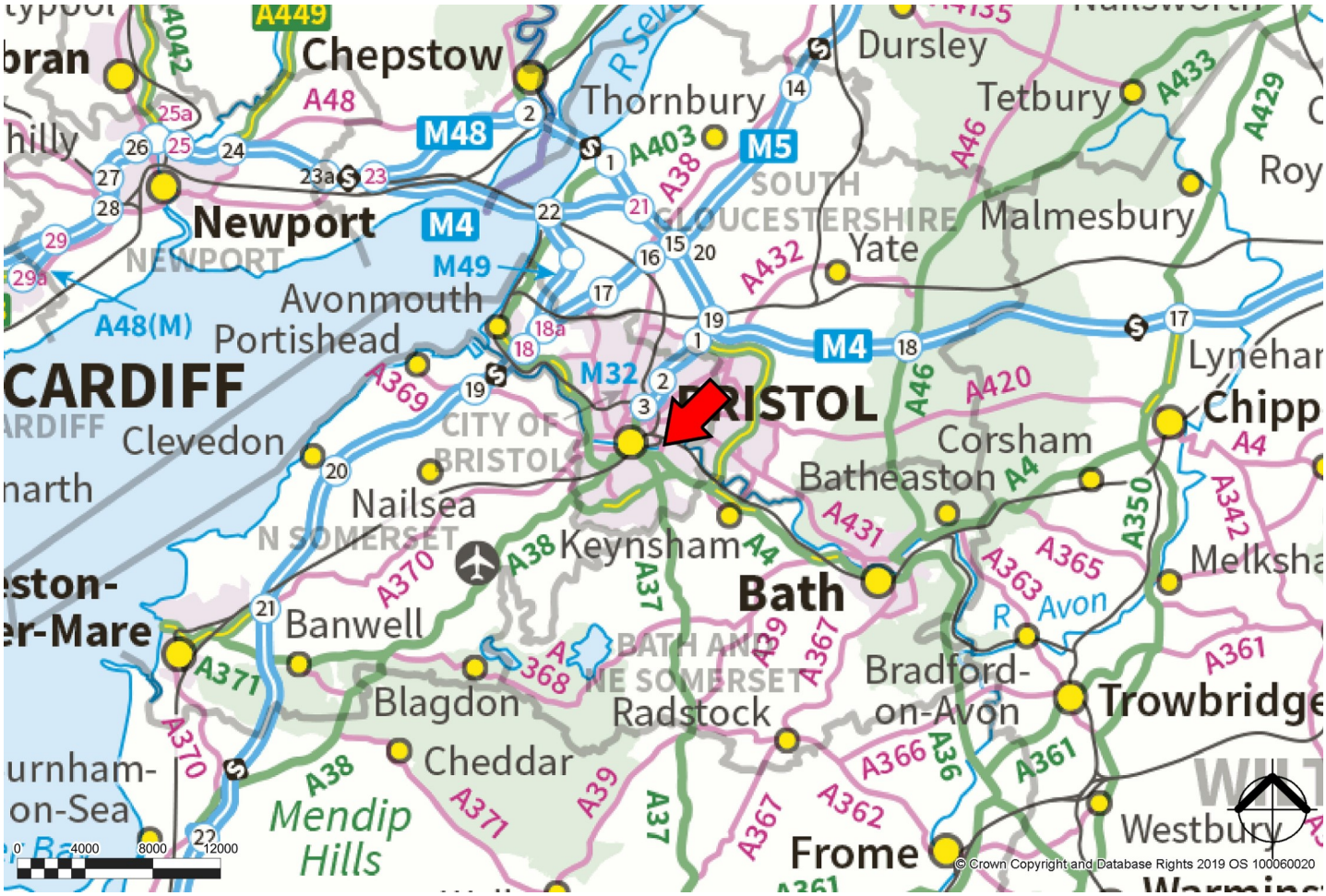

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