

# PROMINENT ROADSIDE UNIT—TO LET / FOR SALE

Lakeside, Bridgwater Road, Barrow Gurney, Bristol, BS48 3SJ



NEW APPROVED CONSENTS FOR:-

\* EVCP CHARGING FACILITY

\* OR CONVERSION TO 7 FLATS

\* OR EXISTING RETAIL / SHOWROOM/  
OFFICES / WORKSHOPS / STORES

- Fantastic visibility on the main A38 close to Bristol Airport
- Suits showroom / retail / workshop / stores / offices
- New consents for residential conversion and EV charging facilities
- Approximately 6,057 sq. ft (562.79 sq. m) + forecourt parking
- Tap into 1,000's of vehicles passing every day on the main airport road from Bristol
- For sale and to rent

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property occupies an excellent position fronting onto the A38 approximately 4km north east of Bristol Airport and 6km south west of Bristol city centre. This position allows for fantastic roadside visibility with a high volume of passing traffic daily.

## DESCRIPTION

The subject property comprises a ground floor retail / showroom / workshop space, with a WC facility, ancillary / storage space and the added benefit of electric tailgate loading access. To the first floor there is office accommodation which benefits from access from an internal staircase as well as a separate external staircase. A kitchen and further WC facilities can also be found at first floor level.

Externally there is good parking immediately to the front of the property. Also available is a separate building situated to the side of the main building, which can be used for further showroom or retailing space, office accommodation, or simply for storage purposes. There is also a large covered area to the front of this building with a roller shutter door, which could be suitable for display or workshop space.

## PLANNING

Existing showroom use.

N.B. Planning consents have also been granted for:-

- Conversion to 7 residential flats.
- New EV charging facilities

## ACCOMMODATION

The property has the following approximate Gross Internal Areas:

|               |                     |                       |
|---------------|---------------------|-----------------------|
| Ground Floor: | 3,085 sq. ft        | (286.6 sq. m)         |
| First Floor:  | 2,140 sq. ft        | (198.9 sq. m)         |
| Side Annex:   | 832 sq. ft          | (77.29 sq. m)         |
| <b>Total:</b> | <b>6,057 sq. ft</b> | <b>(562.79 sq. m)</b> |

## TENURE

To rent—The property is available to let by way of a new lease, terms to be agreed.

For sale—Freehold.

## RENT / PRICE

On application.

## BUSINESS RATES

In accordance with the Valuation Office Agency Website the property has the following rates designation:

| Rateable Value April 26 | Rates Payable |
|-------------------------|---------------|
| £3,650                  | £1,577        |
| £20,750                 | £8,964        |

The above rates payable are for guidance only and interested parties must make their own enquiries to confirm the rates payable.

## EPC

We understand that the rating is C (65). A copy of the certificate is available upon request.

## VAT

The property is elected for VAT and therefore VAT will be payable on all prices.

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Julian Cook FRICS or Tobias Jones

Tel: 0117 934 9977

Email: julian@burstoncook.co.uk / tobias@burstoncook.co.uk

## SUBJECT TO CONTRACT

February 2025

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective*





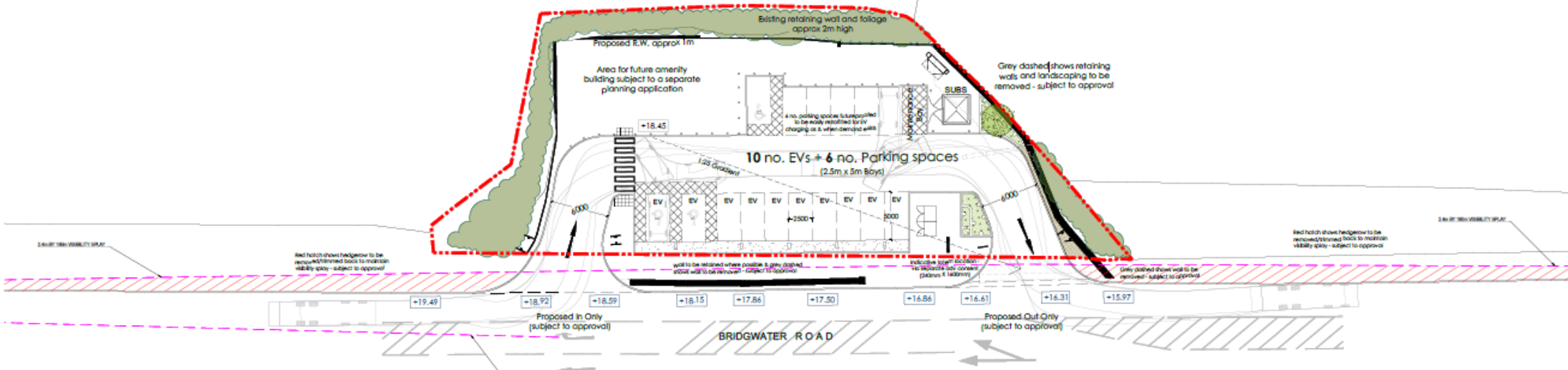
# Site plan showing proposed EV charging

|     |                    |            |    |
|-----|--------------------|------------|----|
| Rev | Description        | Date       | By |
| 01  | Issue for approval | 12/11/2024 | DR |
| 02  | Issue for approval | 12/11/2024 | DR |

**KEY:**

- POWER CABINET (1547mm X 1244mm)
- EV DISPENSER (240mm x 630mm)
- SUBSTATION (2800mm X 3112mm)
- FEEDER PILLAR (585mm X 2225mm)

Assumed Site Boundary  
Approx. 0.34 Acres  
(0.14HA)



BRIDGWATER ROAD

**KEY:**

- Existing Levels
- Indicative proposed levels

ALL LEVELS SHOWN INDICATIVELY AND SUBJECT TO ENGINEER DETAILS AND DESIGN

**THE HARRIS PARTNERSHIP**  
Architecture  
Masterplanning  
Interior Design

www.harrispartnership.com

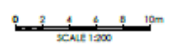
Director: Alexander Harris  
Senior Designer: Ben Harris  
Designer: EON Drive Infrastructure UK Ltd

Project Title  
Proposed Development  
Bridgewater Road  
Bristol

Drawing Title  
Proposed Site Layout

|       |         |       |    |       |
|-------|---------|-------|----|-------|
| Drawn | Checked | Date  | By | Date  |
| CL    | BL      | 1:200 | HA | 06/25 |

Project No: 19738  
Drawing No: 19738  
19738 THPW 00 XX DR A 1007

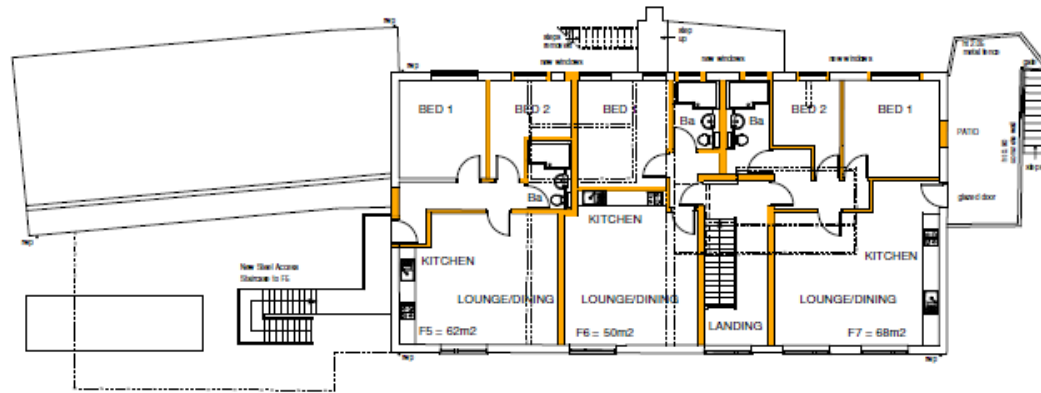


# Site plan showing 7 bed residential conversion



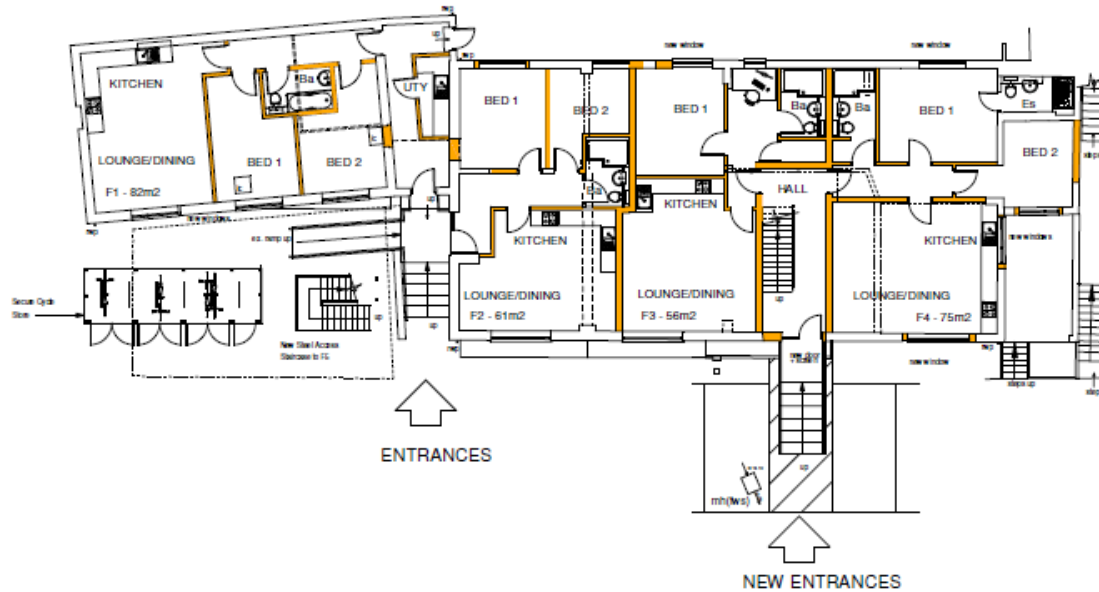
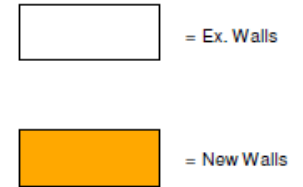
**IMPORTANT:** THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND STAMPED SITE ISSUE.

| Accommodation Schedule |                            |
|------------------------|----------------------------|
| F1                     | = 2-bed - 82m <sup>2</sup> |
| F2                     | = 2-bed - 61m <sup>2</sup> |
| F3                     | = 1-bed - 56m <sup>2</sup> |
| F4                     | = 2-bed - 75m <sup>2</sup> |
|                        |                            |
| F5                     | = 2-bed - 62m <sup>2</sup> |
| F6                     | = 1-bed - 50m <sup>2</sup> |
| F7                     | = 2-bed - 68m <sup>2</sup> |



PROPOSED FIRST FLOOR PLAN 1:100

NB: THIS DRAWING IS PREPARED FROM SURVEY INFORMATION PROVIDED BY OTHERS



PROPOSED GROUND FLOOR PLAN 1:100

SCALE 1:100 @ A1



|   |       |                    |
|---|-------|--------------------|
| D | -     | -                  |
| C | -     | -                  |
| B | Jun23 | Layout amended     |
| A | Apr23 | Amended for Client |

| ID | DATE | DESCRIPTION |
|----|------|-------------|
|----|------|-------------|

**R & J CONSULTANTS**  
Architectural & Survey

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CLIENT  
DR PROPERTIES LTD

PROJECT  
LAKESIDE,  
BRIDGWATER ROAD, BARROW GURNEY,  
Nr. BRISTOL, BS48 3SJ

PROPOSED GF + FF PLANS

| DRAWN | SCALE      | DATE      |
|-------|------------|-----------|
| RH    | 1:100 @ A1 | JUNE 2023 |

| PROJECT NO | SHEET | REVISION |
|------------|-------|----------|
| B 12155    | 04    | B        |

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