

# EXCELLENT ROADSIDE SITE—TO LET

Falfield Garage, Falfield, Wooton-Under-Edge, Gloucestershire, GL12 8DF



- Situated on busy A38 'Bristol Road'
- Large forecourt with office space
- New flexible lease terms available
- Quoting rent only £42,500 per annum, exclusive
- Forecourt can hold between 30-50 cars/vans



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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COOK**  
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## LOCATION

The subject property is situated on a highly visible roadside location in Falfield, in Wotton-under-Edge. Very well positioned, situated on the A38 only 2 minutes from Junction 14 of the M5 motorway. The property is approximately 16 miles from Bristol City Centre and is in an excellent position for businesses requiring access to the wider national road network.

## DESCRIPTION

The property comprises a large, covered forecourt with a purpose-built sales office. There is also a car valet area to the rear of the garage. The forecourt can hold between 30-50 cars/vans dependent upon size. Given the roadside location there is good opportunity with passing trade and is well located next to a convenience store and post office.

The office has an open plan sales area, with single W.C. and storage area to the side. The office consists of tiled flooring, fluorescent strip lighting, electric wall mounted heating and external metal concertina shutters, no gas. We are of the understanding there is a covenant to state that no car washes are permitted.

## ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate Net Internal Area:

Area of Site: 0.232 acres  
Office: 578 sq. ft (53.69 sq. m)

## TENURE

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

£42,500 per annum, exclusive.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value: £14,000

*Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.*

## EPC

The property has an Energy Performance rating of D (95).

## PLANNING

The property is suitable for a wide variety of uses (STC), and we understand the property benefits from a Sui Generis Use.

## VAT

We have been advised that the property is not elected for VAT.

## 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: Tom Coyte MRICS  
Tel: 0117 934 9977  
Email: tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

April 2025

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