

PRIME FILLING STATION INVESTMENT BRISTOL—FOR SALE FREEHOLD

Gloucester Road Filling Station, Bishopston, Bristol, BS7 8NL



- 0.494 acres (0.2 hectares) site
- Comprising covered petrol pump filling station, forecourt parking, car wash and shop area / stock room
- Occupying a prominent corner site in a highly desirable and densely populated residential location on a main arterial road leading from and to Bristol city centre
- Rent passing £145,000 per annum
- New 15 year lease from 17th November 2025—No breaks



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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LOCATION

The property occupies a prominent corner position in a very desirable residential area of Bishopston, fronting onto Gloucester Road (A38) a main arterial road leading to and from Bristol city centre which lies approximately two miles to the south. The surrounding area is predominantly a densely populated residential area and this part of Gloucester Road is home to an array of shops, restaurants and other leisure establishments.

DESCRIPTION

The property comprises a petrol filling station sitting on a prominent corner site trading as EG—Euro Garages. The forecourt filling station Lies beneath a six post underlit canopy with a concrete forecourt with a good size shop to the rear of the site with a glazed frontage under a flat roof. There is an automatic car wash facility to the left of the shop and forecourt parking for customers at the rear of the site.

ACCOMMODATION

We have been provided with the following approximate areas and dimensions which we understand have been measured in accordance with the RICS Property Measurement Standard:-

Site

Total Site Area	0.20 Hectares	0.494 Acres
Frontage to Gloucester Road	32.73 m	107 ft

Building

Stockroom	55.87 sq. m	601 sq. ft
Shop Area	104.65 sq. m	1,126 sq. ft
TOTAL	160.52 sq. m	1,727 sq. ft

Car wash	48.15 sq. m	518 sq. ft
Rear plant room	15.05 m	162 sq. ft
Total	223.72 sq. m	2,407 sq. ft

TENURE

Freehold.

TENANCY

The lease is held by EG On the move 2 (Co. no. 05952225) for a term of 15 years commencing 17 November 2025 with no break options. There are rent reviews every 5 years which are linked to RPI and capped at 115.93% and collared at 110.41%.The lease is full repairing and insuring. And is contracted inside the landlord and tenant act 1954.

RENT

£145,000 pax.

SALE PRICE

Guide price—£2,000,000 exclusive.

INVESTMENT OPPORTUNITY

- Let to a strong tenant on FRI terms.
- Operational demand from petrol filling stations for this site will be strong.
- A large prominent site in a highly desirable residential location and could ideally suit residential development subject to vacant possession and planning.

VAT

The property is elected for VAT.

EPC

The property has an EPC rating of A-22

BUSINESS RATES

Current rateable value of £27,750 stepping to £45,000 in April 2026.





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: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2025



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