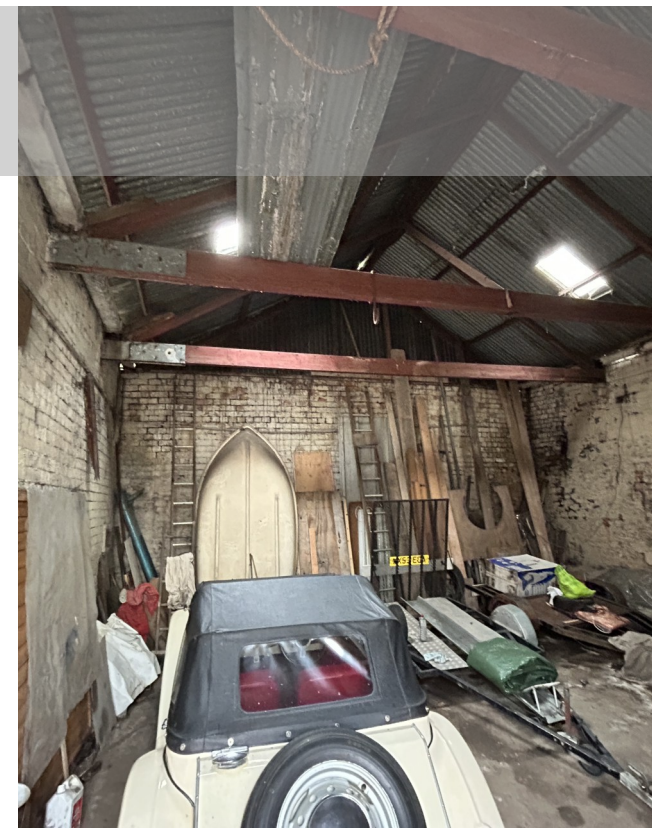


GARAGE / VEHICLE WORKSHOP— FOR SALE

9 & 10 Sydenham Lane, Bristol, BS6 5SQ



- Approximately 1,980 sq ft (183.98 sq m) GIA
- The property comprises a small motor vehicle workshop together with a separate double width garage to the side fronting Sydenham Lane
- Minimum working height approximately 2.88 metres rising to 3.17 metres
- Located adjacent to Cheltenham Road and local amenities within the Stokes Croft area
- Suitable for other uses (STP)



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 is located on Sydenham lane with access just off the A38 Cheltenham Road, which is a arterial road into Bristol city centre. Sydenham lane consists of predominately residential housing and garages and benefits from being adjacent to Stokes Croft, which consists of a wide range of businesses in the area including cafes, bars, shops and offices.

The network connections are excellent with the M32 approximately 1.5 miles, with good connections to the M4 and M5 thereafter and only a 10 min walk to Montpelier or Redland train stations.

DESCRIPTION

The property comprises a small motor vehicle workshop together with a separate double width garage to the side, both fronting onto Sydenham Lane. The garage / workshop is a two storey building over ground and first floors, the first floor being accessed via a ladder leading through a 'trap door' onto the mezzanine. The building is of solid brick construction under a pitched roof with steel corrugated roof sheets. Internally the property benefits from W.C facilities, fluorescent tube lighting and a solid concrete floor.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal floor areas:

Garage / workshop: 880 sq ft (81.75 sq m)
Garage / workshop: 540 sq ft (50.16 sq m)
Mezzanine: 560 sq ft (52.07 sq m)
Total: 1,980 sq ft (183.98 sq m)

TENURE

The property is available for sale by way of the freehold interest.

QUOTING PRICE

POA.

PLANNING

Use Class B2 – Car / vehicle workshop .

BUSINESS RATES

Rateable Value: £4,650
Rates Payable (2024/2025): £2,320.35



EPC

A new EPC needs to be commissioned.

VAT

We have been advised that the property is 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: Luke Dodge
Tel: 0117 934 9977
Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

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