

COMMERCIAL UNIT IN NEW RESI DEVELOPMENT—FOR SALE

Commercial Unit, City Gateway, Ashton, Bristol, BS1



- Exciting new opportunity to secure a brand new commercial unit in a significant new residential scheme
- Suitable for a wide variety of uses
- 2,347 sq ft (Gross Internal Area)
- Offers in the region of £275,000 for the long leasehold interest

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 City Gateway residential development scheme occupies a landmark location in the Cumberland Basin to the west of Bristol city centre. The residential scheme is situated on the former Ashton Rail Yard and will provide 220 new homes in a fantastic location overlooking the river and Clifton Suspension Bridge.

For its excellent connections to the city centre and Junction 19 of the M5 via the Portway. In addition there are good public transport links being situated in close proximity to Ashton park and ride as well as the Metro Bus route running immediately in front of the property.

DESCRIPTION

The property comprises the ground floor of block A of the City Gateway development scheme.

The property will be finished to a shell condition and benefitting from water, drainage and electricity ready for a occupier to carry out their own fit out in line with their own specific requirements.

In addition there are two car parking spaces offered with the property.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor area of 2,347 sq ft.

TENURE

The property will be offered for sale long leasehold at a peppercorn ground rent and drawn for a term of 999 years on effectively full repairing and insuring terms.

PRICE

The property will be offered for sale, long leasehold with a guide price in the order of £275,000

PLANNING

We have been advised that the property will be suitable for office or retail / leisure within Use Classes E and F2 of the Use Classes Order.

VAT

We have been advised that the property is elected for VAT.

EPC

Available upon request.

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 joint agent:

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

Avison Young

FAO: Paul Williams

Tel: 0117 9885301

Email: paul.williams@avisonyoung.com

SUBJECT TO CONTRACT

August 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.

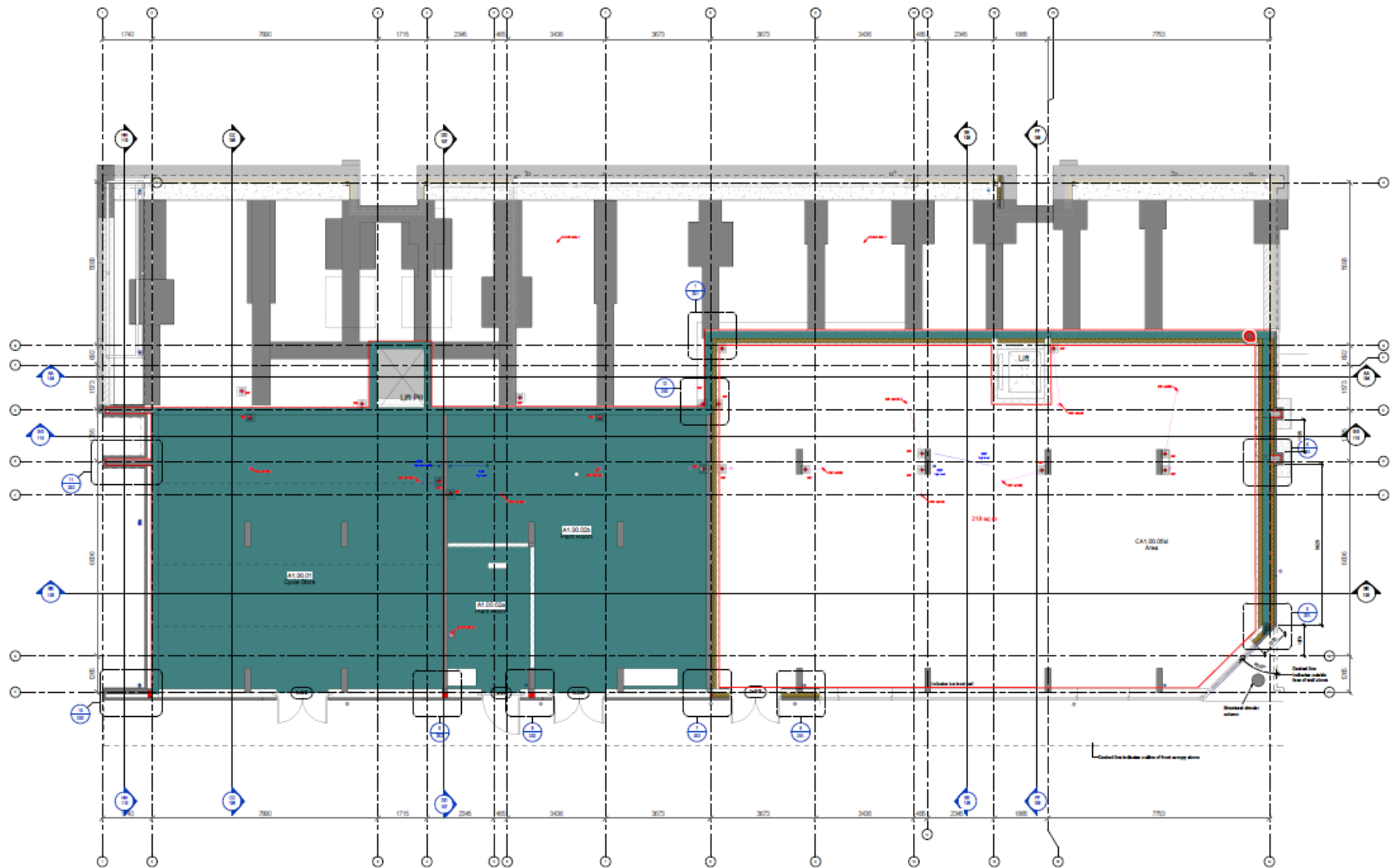


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For additional information refer to construction document 104804 CL 22 22 59
 & 110, 883 SPECIFICATION P&I and Wall Types drawings

- | Job/Question | Ranking |
|--------------|--|
| A | Politeness |
| B | Complete Filling of Stomach/Orbits |
| C | Successful Absorption of Food |
| D | Stomachwork |
| E | Little Consumption of Food/Complete |
| F | Success |
| G | Success of Consuming Small Pieces |
| H | Complete Consuming |
| J | Waterproofing |
| K | Complete/Successful Fertilizing |
| L | Efficient/Complete |
| M | Efficient Fertilizer |
| N | Efficient/Successful |
| O | Efficient/Complete/Successful |
| P | Proving/Successful/Complete/Successful |
| Q | Efficient/Complete |
| R | Proving/Complete/Successful |
| S | Efficient/Complete/Successful |
| T | Efficient/Complete/Successful/Successful |
| U | Efficient/Complete/Successful/Successful |
| V | Efficient/Complete/Successful/Successful |
| W | Efficient/Complete/Successful/Successful |
| X | Efficient/Complete/Successful/Successful |
| Y | Efficient/Complete/Successful/Successful |
| Z | Efficient/Complete/Successful/Successful |

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 - SHUWPROOF A-B membrane
 - SHUWPROOF P10
 - SHUWPROOF D2
 - SHUWPROOF VS TANK
 - Waterproof NC

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