



📍 **FREEHOLD SITE
OF CIRCA 0.55
ACRES WITH
INDUSTRIAL/
OFFICES
FOR SALE**

🏠 **SIZE**
0.55 acres

🏠 **SIZE (NIA)**
8,554 sq ft
792.84 sq m

£ **QUOTING PRICE**
£795,000

FOR SALE
VACANT POSSESSION



THE OPPORTUNITY

- Freehold site of circa 0.55 acres
- Existing industrial / office buildings totaling approximately 8,554 sq ft (792.84 sq m)
- Suitable for a wide variety of commercial uses • Potential for redevelopment (subject to planning)
- Existing business is also available for sale by way of separate negotiation
- Quoting price only £795,000, exclusive

LOCATION

The subject property is located on Barrs Court Road within the Cadbury Heath area of Bristol.

The subject property is located primarily within a residential area and there is access to the motorway network via the A4174 ring road, which provides access to the M4 to the north and to the A4 Keynsham bypass to the south. Gallagher Retail Park is a relatively short drive from the subject property.

DESCRIPTION

The subject property comprises various buildings on a site of circa 0.55 acres, comprising a single storey office building, two industrial units and two further storage buildings.

The site is suitable for a wide variety of commercial uses. The site may also suit redevelopment to residential given that it is situated in a primarily residential location.





ACCOMMODATION

From measurements taken on-site in accordance with the RICS Property Measurement Standards, we confirm the property has the following approximate gross internal area: -

AREA	SQ FT	SQ M
OFFICE BUILDING	1,088	101.08
STORE BUILDING	387	35.94
INDUSTRIAL BUILDING	2,444	225.22
INDUSTRIAL UNIT	4,173	387.67
STORE BUILDING	462	42.90
TOTAL	8,554	792.84

TENURE

We understand the property is held on a freehold basis and we have assumed for the purposes of this report that the freehold title is free from any encumbrances or onerous conditions which would affect the value of the site.

The property is to be sold with vacant possession.

PRICE

Quoting £795,000, exclusive.

BUSINESS SALE

The existing business is also available for sale by way of separate negotiation—further details available upon request.

PLANNING

Use Class B2 – light industrial. We are of the opinion that the property will suit other commercial and residential uses (subject to planning).

N.B. All parties are advised to make their own enquiries.

EPC

The property has an [Energy Performance](#) Rating of G (199).

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website (www.voa.gov.uk) the property has the following assessment:-

Rateable Value: £43,250

Rates Payable (2026/2027): £18,684

NB: All parties are advised to make their own enquiries to verify this information.

VAT

All prices are exclusive of VAT.

LEGAL FEES

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

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.





CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

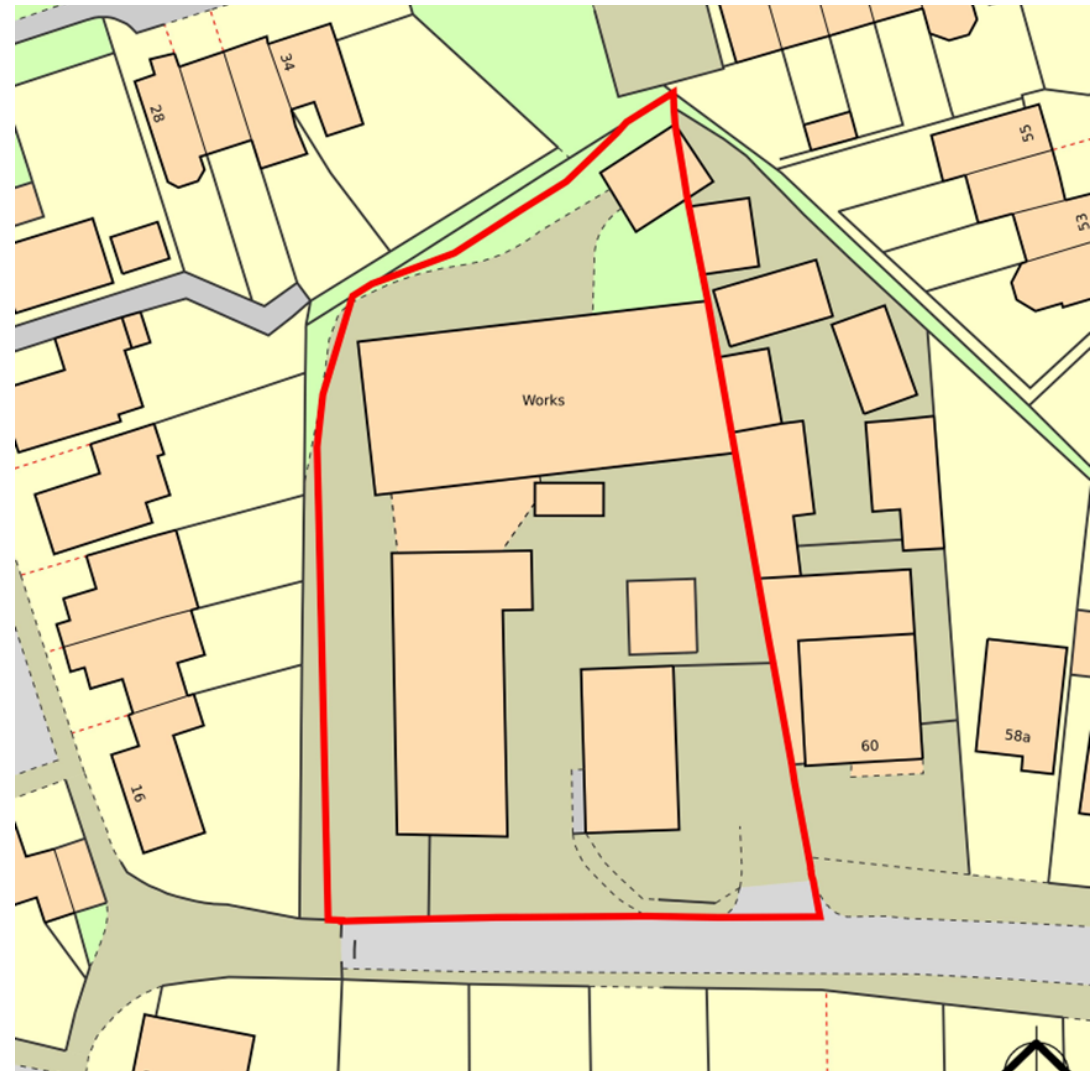
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT



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