

# VERSATILE USE CLASS E SPACE, SUITABLE FOR A VARIETY OF USES – FOR SALE / TO LET

The Barn, Brotherswood Court, Great Park Road, Almondsbury, Bristol, BS32 4QW



- Approximately 1,162 sq ft (107.91 sq m) NIA
- A former barn converted to an Indian restaurant, suitable for a variety of other uses under Use Class E– to include office, medical, clinical, financial and professional services or gym / fitness use etc
- Situated within one of North Bristol's premier business parks adjacent to the M4/M5 motorway interchange
- Excellent opportunity to buy the virtual freehold of a building (999 years) with versatility to be used for a variety of different uses!
- Also available to be let on a term of years to be agreed



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**

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## LOCATION

The Barn is located on one of North Bristol's premier business parks situated near the M4/M5 motorway interchange, about 7 miles north of Bristol city centre. It is within 4 miles of Parkway railway station and a short walk from amenities such as a Hilton Hotel, Tesco Express, and Happy Days Childrens Nursery. Willow Brook Retail Centre is also 4 miles away offering a wealth of amenity. The area is also home to major companies from various industries including, Barratt Homes, RAC, Redrow, and Vistry.

## DESCRIPTION

The property comprises a detached self contained barn converted to an Indian restaurant, built with stone elevations underneath a pitched tiled roof, with exposed oak beams. Internally the property benefits from a mezzanine, kitchen, a bar adjacent to an open plan seating area, and male & female W.C's.

The specification of the property includes Velux roof lights, single glazed timber framed windows, pendant suspended lighting, air conditioning, gas fired central heating and a mix of laminate and vinyl flooring.

## CAR PARKING

There is approximately 7 car parking spaces available if double parked to the front of the property.

## ACCOMMODATION

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

Ground Floor: 968 sq ft (89.92 sq m)  
Mezzanine: 194 sq ft (17.99 sq m)  
**Total: 1,162 sq ft (107.91 sq m)**

## TENURE

The long leasehold interest is available to be purchased at 999 years from date of completion. The property is to be sold as seen and with vacant possession. Alternatively the property is available to be let by way of a full repairing and insuring lease. The purchaser / tenant will be responsible for payment towards a fair and reasonable proportion towards the estate service charge.

## QUOTED PRICE

£150,000 exclusive of VAT

## QUOTING RENT

On application.

## PLANNING

Use Class E - therefore suitable for a wide range of uses to include office, medical, clinical, financial and professional services or gym / fitness use etc.





## BUSINESS RATES

Interested parties are advised to make their own enquires with the VOA.

## EPC

The property has an EPC rating of C (61).

## VAT

We have been advised that the property is elected for VAT, therefore VAT will be payable.

## TENANT / BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the acquisition process, company accounts / proof of funds will be requested where available and a deposit and/ or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective purchasers / tenants, and you will be asked to provide the necessary identification documents when required.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

### Burston Cook

FAO: Luke Dodge MRICS

Tel: 0117 934 9977

Email: luke@burstoncook.co.uk

### CBRE

Alex Hayman MRICS

07827 252847

alex.hayman@cbre.com

## SUBJECT TO CONTRACT

May 2026

## 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.

## 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.

*Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.*

