CAR SALES YARD, PENNYWELL ROAD, BRISTOL, BS5 0TT

BURSTON COOK
0117 934 9977



TO LET

SECURE CAR SALES YARD AND OFFICE - READY TO TRADE

SIZE (GIA)
0.12 Acres

£ QUOTING RENT
£25,000 per annum

THE OPPORTUNITY

- Secure Yard and office
- 0.13 acres - providing parking for approximately 20 vehicles
- Prominent roadside location
- Quoting £25,000 per annum, exclusive

LOCATION

The property is situated at the northern end of Pennywell Road in the area of St Jude's, approximately 0.6 miles from Cabot Circus and 1.2 miles from Bristol Temple Meads, within 100m of the A4320 (St Phillips Causeway) which provides access to Bristol city centre via Junction 3 of the M32 and alternatively to the M4 and further motorway network. The A4320 also provides direct access to the A4 Bath Road.

DESCRIPTION

The property offers a secure yard laid to mix of tarmac and brick paving which is secured by a steel palisade fence and large steel gates. There is a sales office to the rear of the site, which incorporates a WC and has electricity and water.



ACCOMMODATION

The property has the following approximate Gross Areas: -

YARD	0.13 Acres
OFFICE	128 SQ FT

TENURE

The property is available by way of a new full repairing and insuring lease for a term of 3 years.

RENT

£25,000 per annum

PLANNING

We understand the property benefits from planning for use as a car sales yard and office (Sui Generis). but all parties are advised to make their own enquiries.

BUSINESS RATES

The property has previously formed part of a larger property in the ratings list and so will need to be re-rated once a tenant takes occupation.

All parties are advised to make their own enquiries.

VAT

All rents and prices are exclusive of VAT if applicable.

EPC

The property is under the minimum size threshold of 50 sq m and therefore does not require an EPC.

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
NOVEMBER 2026





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