

TO LET/FOR SALE

Industrial/Car Sales/ Trade Counter

Available as a whole or may divide.

11,385 sq ft (1,057.64 sq m)



- Prominent Position fronting the busy Bristol Road.
- Suitable for a variety of uses (subject to planning)
- New Lease Available

**231 Bristol Road
Gloucester
GL1 5TL**

Tel : 01452 380064

Web : www.kurtwymansurveyors.co.uk

1 Newcourt, Steadings Business Centre, Maisemore, Gloucester GL2 8EY



Location

The property is situated in a prominent position fronting the Bristol Road in Gloucester close to the junction with Tuffley Avenue. The area is popular with industrial, trade counter and retail operators.

Bristol Road is one of the main arterial routes into Gloucester City Centre from the South and the property is approximately a half mile from the City centre.

Description

An older industrial building fronting onto the Bristol Road.

The property comprises 4 distinct bays/working areas with rendered brickwork to the elevations under pitched and profiled roofs.

Vehicular access is via two loading doors at the front of the property and a further door at the rear with access off Tuffley Avenue.

The property benefits from a number of works offices and ladies and gents WC's.

The unit has an eaves height of approximately 3.6m

Externally there is parking to the front for approximately 12 cars and a secure yard to the side of the property.

The property has most recently been used as a car sales site however the layout of the site may lend itself to trade counter type use or general industrial engineering uses., subject to gaining necessary planning consents.

The whole property has a floor area of approximately 11,385 sq ft (1,057.64 sq m) measured on a gross internal area basis.

Rating

The property currently has the following rating assessment:

WORKSHOP & PREMISES

RATEABLE VALUE: £34,000

Services

Mains water, drainage and electricity are connected to the property.

Terms

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

Rental /Freehold

Rental: £42,000 per annum exclusive to be paid quarterly in advance.

Freehold: £895,000

Legal Costs

Each party will be responsible for their own legal costs involved in the letting.

Vat

Rental is quoted exclusive of VAT.

Viewing

By prior appointment with:

Kurt Wyman Surveyors

01452 380064

Email: kurt@kurtwymansurveyors.co.uk

These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors And Property Agents. No member of Kurt Wyman Surveyors And Property Agents has any authority to make any representation or warranty in relation to the property.