

RETAIL



FREEHOLD SALE

**FOR SALE**

**27, GLOUCESTER ROAD NORTH, FILTON,  
BRISTOL, BS7 0SQ (FORMER HSBC BANK)**

**371.52 SQM - 3,998 SQ FT**

**\*\* OF INTEREST TO DEVELOPERS, INVESTORS & OWNER OCCUPIERS\*\***

#### LOCATION

Filton is a busy suburb of Bristol situated approximately 3 miles north of Bristol city centre. It is home to many aerospace based industries to include GKN Areospace, SGS College and only a mile from Southmead Hospital and hence supports a large resident population.

This end of rank property is close to a number of convenience and specialist occupiers with nearby multiples including Taylors Estate Agents, Bet Fred, Greggs, Dominos, Barnardos as well as the usual mix of convenience stores, restaurants, takeaways and specialist occupiers.

#### CONTACT

Carter Jonas LLP

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Place, Bristol, BS8 1BQ

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**Timothy Edgell**

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**Stuart Williams**

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#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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## DESCRIPTION

The premises are presented as two building types, the first being the front section comprising ground floor bank with first floor offices and basement storage of brick and block construction under what is assumed to be a pitched roof. To the rear is a two-storey building arranged on ground floor with basement storage under a flat roof with parking to the rear for approximately 7 vehicles.

## ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Maximum Internal Width:	16.31 m	(53ft 6)
Shop Depth:	20.76m	(68 ft 2)
Ground floor Sales:	138.45sq m	(1,490 sq ft)
Storage & Staff/Kitchen Area:	28.15 sq m	(303 sq ft)
Rear Offices	49.93 sq m,	(537 sq ft)
Basement storage	97.45 sq m	(1,049 sq ft)
First floor	57.54 sq m	(619 sq ft)

## TENURE

We understand that the premises are held freehold subject to a lease to HSBC Bank that would be surrendered simultaneously at the point of sale.

## PRICE

£350,000 (three hundred & fifty thousand pounds).

## RATES

According to the Valuation office website, the current Rateable Value is £20,250 (1 April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

## LEGAL COSTS

Each party are to bear their own legal costs in the transaction.

## VAT

All figures within these terms are exclusive of VAT where applicable.

## EPC

An EPC certificate with a rate of C (65) is available upon request.

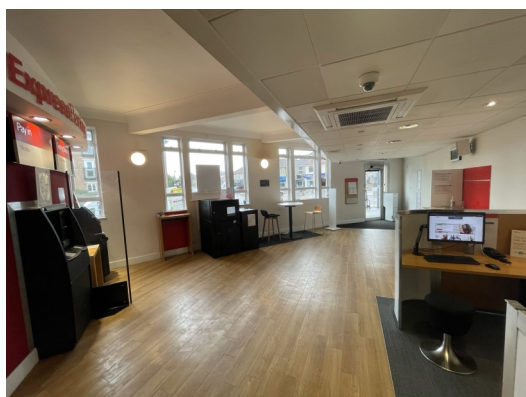
## VIEWING & FURTHER INFORMATION

Strictly via sole selling agents:

Timothy Edgell:  
timothy.edgell@carterjonas.co.uk  
0117 363 5702 / 0117 922 1222 or

or

Stuart Williams:  
stuart.williams@carterjonas.co.uk  
0117 922 1222



Ground floor sales (when trading)



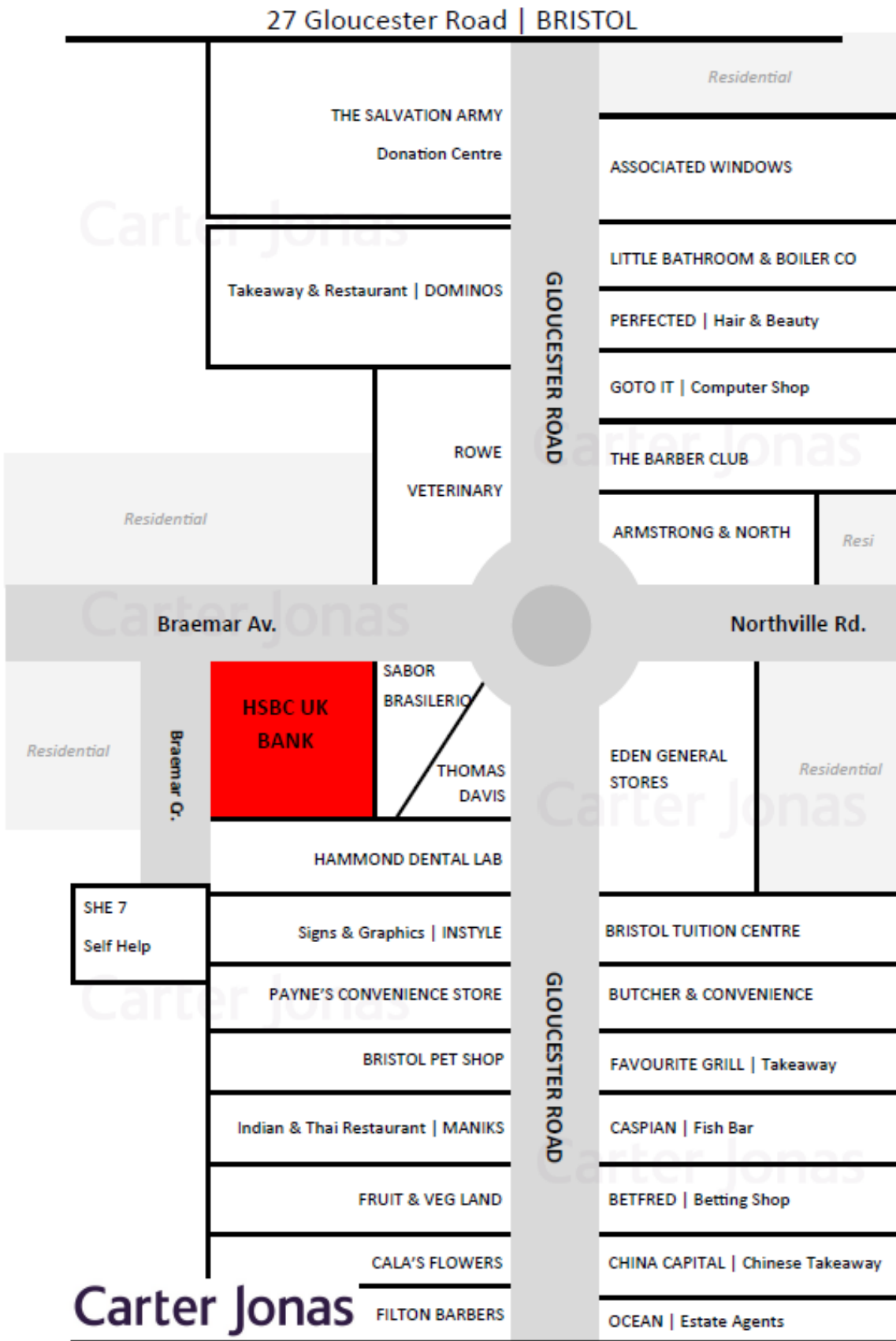
Rear parking

**SUBJECT TO CONTRACT** December 2023

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*This street plan is for identification purposes only and is not to scale.*

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