



**Promap**  
LANDMARK INFORMATION

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**210-212, Broomhill Road  
Brislington  
Bristol  
BS4 5RG  
(Corner of Broomhill Road &  
Hulbert Close)**

**Open Storage Yard / Development Site STP**

**1.35 Acres (0.55 Hectares)**

- **Rare Freehold Opportunity**
- **Secure Palisade Fencing**
- **3.5 miles from Bristol City Centre**

## LOCATION

The site fronts Broomhill Road in Brislington. On the corner of Hulbert Close and immediately adjoin Vitcas and next to Safestore. The A4 Bath Road is 0.5 miles from the property, which provides access to J3 of the M32 motorway and Bristol City Centre, that are within 4 miles of the property. The M32 provides access to the M4 motorway close to the M4/M5 interchange.

## DESCRIPTION

The site comprises c. 1.35 acres, a predominantly level site. The majority of the site is surfaced by compacted stone. The site is secured and bounded by palisade fencing and adjoining buildings. A power line crosses the northern part of the site.

## TERMS

The property is available by way of a purchase of our clients Freehold interest.

## QUOTING PRICE

We are guiding a Freehold price of £1,350,000 exclusive.

## VAT

All prices quoted are exclusive of VAT.

## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

## SERVICES

We believe that all main services are supplied to the site, but we are awaiting confirmation.

## TENANCY

There is an electricity sub-station along the southern boundary of the site, which is subject to a 75 year lease, commencing 05 August 1964 and expiring 04 August 2039.

## VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas.

## PLANNING

The site previously had a warehouse on it, which was used for the manufacture of UPVC Doors and Windows. The building was demolished in 2012.

Prospective occupiers are advised to make their own enquiries with the Local Planning Authority, Bristol City Council regarding their intended use:

Tel: 0117 922 3000 or

email: [customerservices.ptsd@bristol.gov.uk](mailto:customerservices.ptsd@bristol.gov.uk)

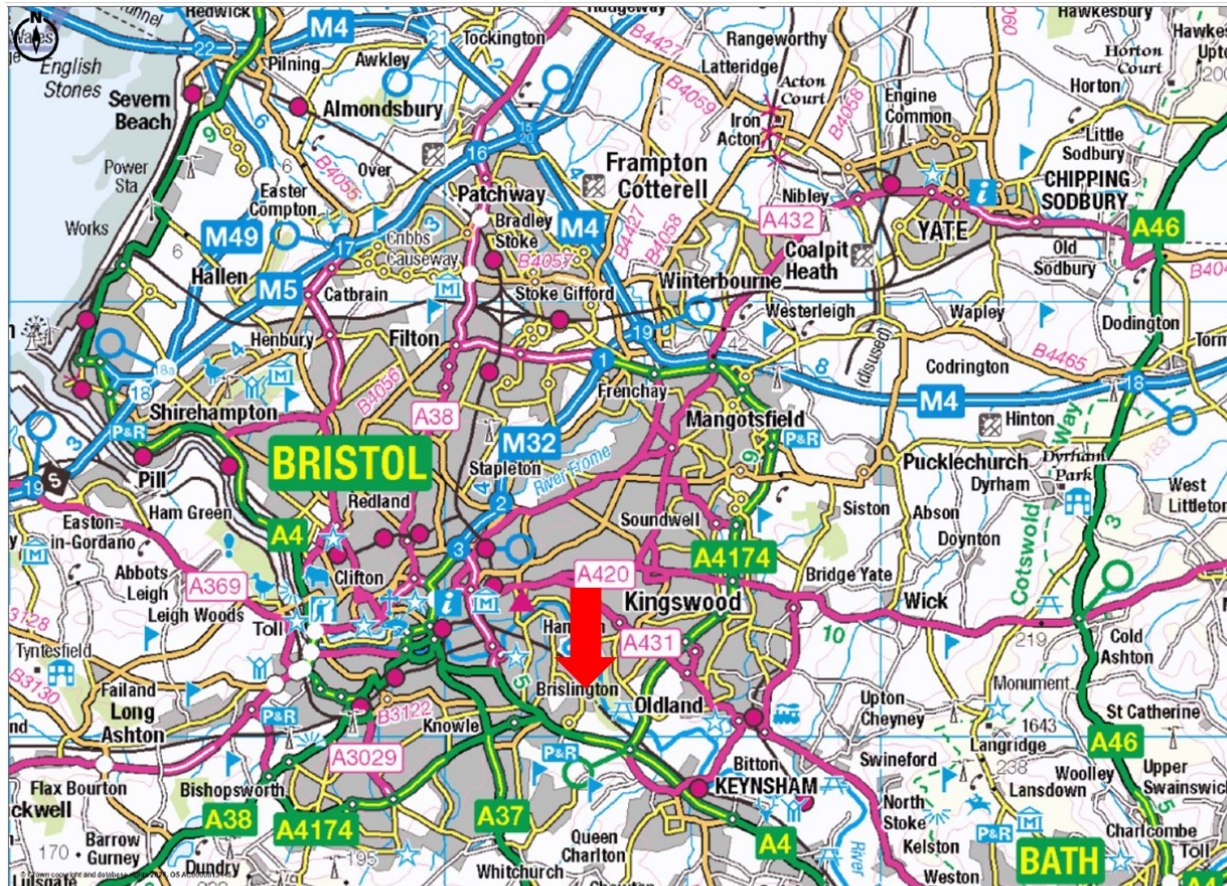


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SUBJECT TO CONTRACT



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## FURTHER INFORMATION

Should you require further information please contact:

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**Carter Jonas**