



**Former Wickes
150 Winterstoke Road
Ashton Gate
Bristol
BS3 2LQ**

**Trade Counter / Retail Warehouse /
Builders Merchants**

Approximately 33,518 Sq Ft (3,114 Sq M)

- **Located within 2 miles of Bristol City Centre.**
- **Eaves of 6.89M.**
- **Available on flexible terms only.**

LOCATION

The unit is located off Winterstoke Road (A3029). It is located approximately 2.0 miles west of Bristol City Centre and 6.0 miles south of Junction 18 of the M5 Motorway.

The unit provides direct frontage to Winterstoke Road, with surrounding occupiers including; Bristol Sport, Imperial Brands, Babcock, Toolstation and Halfords.

DESCRIPTION

The property comprises an end of terrace building, constructed from steel portal frame, with brickwork elevations. The internal height to the eaves is 6.89m. Loading access is via a full height loading door to the rear, accessed via a secure yard.

There are additional car parking spaces available within the car park, adjacent to the building (indicated by the blue outline on the plan on the third page of this brochure).

RENTAL COST

Offers are invited, with a guide rent of £165,000 per annum exclusive of VAT, service charge, business rates & occupational outgoings.

BUSINESS RATES

The property's rateable value is £329,825.

You are advised to check what your payable level is at; <https://www.gov.uk/calculate-your-business-rates>.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted in the table below:

	SQ FT	SQ M
First Floor	861	80
Ground Floor	32,657	3,034
TOTAL	33,518	3,114

TERMS

The property is strictly being marketed by way of a flexible agreement, with a term certain no greater than 12 months. Consideration will be given to a lease or licence. Terms to be discussed and agreed.

EPC

To be commissioned.



PLANNING

The property has most recently been used as a builders merchants.

Prospective occupiers should satisfy themselves of the planning position with Bristol City Council Planning Department.

LEGAL COSTS

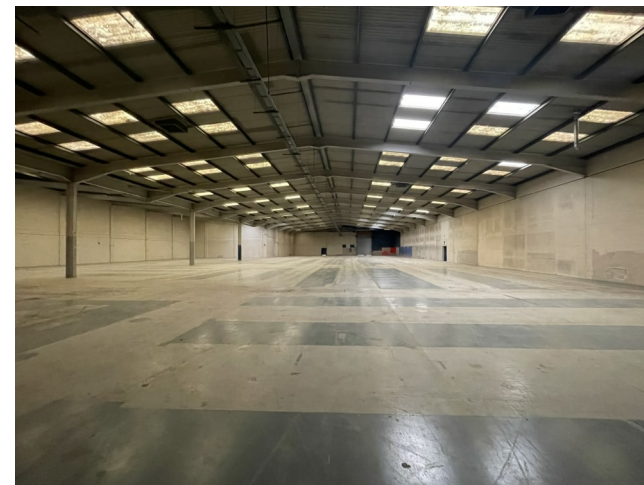
Each party to bear their own legal costs in the transaction.

VAT

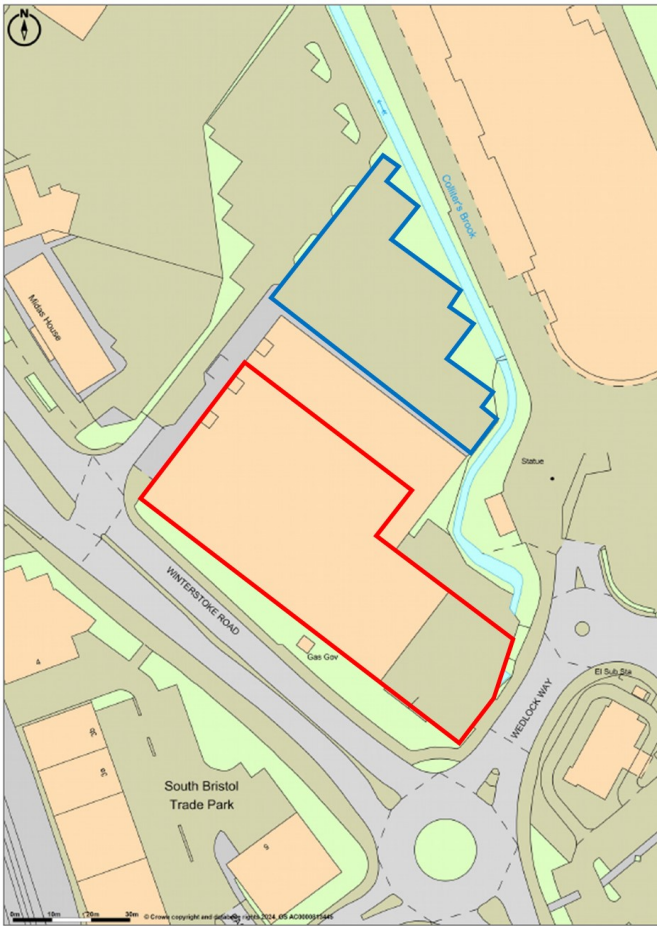
All terms quoted are exclusive of VAT where applicable.

VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



SUBJECT TO CONTRACT



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FOR INDICATIVE PURPOSES ONLY

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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Carter Jonas