



FOR SALE

283 Speedwell Road

Speedwell, Bristol BS5 7SY

Detached workshop/office with secure yard – 6,390 sq ft approx

Location

The property fronts Speedwell Road on its junction with Whitefield Avenue. The property is approximately 4 miles east of Bristol City Centre and within 2.3 miles of J2 of the M32.

J2 - M32



2.3 miles

Bristol



4 miles



Access

Access to the property is via the forecourt – the adjoining occupier to the west of the property has rights over the area hatched blue.



Accommodation

Description

The property comprises a detached workshop/office constructed beneath a steel trussed/mono pitch roof. The elevations are of rendered block/brick with part over clad sections. The floor is of concrete construction with an integrated office content to the front elevation.

The building benefits from the following features:

- Secure fenced and gated yard
- Office/Trade Counter
- Open fronted lean to store within Yard

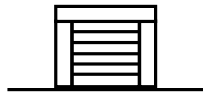
Services

We are advised that all main services comprising electricity and water are connected to the premises.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor workshop/office	6,390	593.63
TOTAL	6,390	593.63

**Surface level
Doors = 2**



**Eaves Height =
3.9m**



**9 car parking
spaces**



**Workshop
lighting**



WC facilities



► Planning | Rates | EPC | Terms

Planning

We are advised that the building has planning consent for Vehicle Repair Workshop and Store use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 3000 or www.bristol.gov.uk

Business Rates

The property is listed as vehicle repair workshop and premises with a rateable value of £44,000.

Interested parties should make their own enquiries to the Valuation Office Agency as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is E and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Purchase Price

The property is offered for sale for offers in excess of £750,000 exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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AK Ref: ES/SC/96970

Date: June 2022

Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS

