

# BRISTOL - TO LET (MAY SELL) Workshop/Office with Secure Yard

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PROPERTY CONSULTANTS



## DETACHED WORKSHOP/ OFFICE BUILDING WITH SECURE YARD

Central Tyres  
Speedwell Road  
Speedwell  
Bristol  
BS5 7SY

6,390 sq ft (593.65 sq m)

on

0.52 acres  
(0.21 hectares) approx



# Central Tyres, Speedwell Road, Speedwell, Bristol BS5 7SY

## 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.



## Description

The property comprise a detached workshop/ office building constructed in 3 sections 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
- 9 car parking spaces
- Eaves height of 3.9m
- 3 surface level loading doors
- Workshop lighting
- Separate Office and Warehouse WC facilities
- Open fronted lean to store within Yard

Access to the property is over part of the forecourt (hatched blue) over which the adjoining occupier to the west also has rights.

## Accommodation

Area	Sq ft	Sq m
Ground Floor Workshop/ Office	6,390	593.63
<b>TOTAL</b>	<b>6,390</b>	<b>593.63</b>

All measurements are approximate gross internal areas.

## Services

We are advised that main services comprising electricity and water are connected to the premises and confirm that we have not tested any of the service installations. Occupiers must satisfy themselves independently as to the state and condition of the installations.

## Planning

We are advised that the building has consent for a Vehicle Repair Workshop and Stores (Class B2) but may be suitable for other uses subject to Planning Consent.

The lease (Subject to Planning & Landlords Consent) also permits uses within Classes A1, B1 and B8 of the 1987 Use Classes Order.

Applicants are advised to make their own enquiries to Bristol City Council Tel: 0117 922 3000 [www.bristol.gov.uk](http://www.bristol.gov.uk)

**Please note** that a Residential Planning Consent has recently been granted on the 2 storey building to the west of the site (ref:16/06435/COU)

## Restriction

There will be a restriction against the building being used for MOT, Vehicle Servicing, Tyre, Exhaust and Battery Centre uses.

## Lease

The property is offered by way of the assignment of the existing Full Repairing and Insuring lease which is for a term of 30 years incorporating five yearly rent reviews from 24/2/1999. The next rent review is due on 24/2/2019.

## Rent

£60,800.00 per annum exclusive.

## Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs.

## Sale

The Landlords have advised they may consider a sale with further details available upon request.

## Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk). The property is currently assessed as Vehicle Repair Workshop, Stores and Premises. Rateable Value : £21,500

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## Energy Performance Certificate

The building has an EPC Rating of E.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

## VAT

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

## Subject to Contract

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## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.



## Viewing Arrangements

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

## Alder King Property Consultants

Pembroke House  
15 Pembroke Road  
Clifton  
Bristol BS8 3BA

[www.alderking.com](http://www.alderking.com)

**Andrew Ridler**

0117 317 1071

[aridler@alderking.com](mailto:aridler@alderking.com)

**Emma Smith**

0117 317 1090

[esmith@alderking.com](mailto:esmith@alderking.com)

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