

FOR SALE

Former Tyre Pro Depot

Winterstoke Road, Weston super Mare, BS23 3YE

Detached workshop with first floor office – 2,834 sq ft

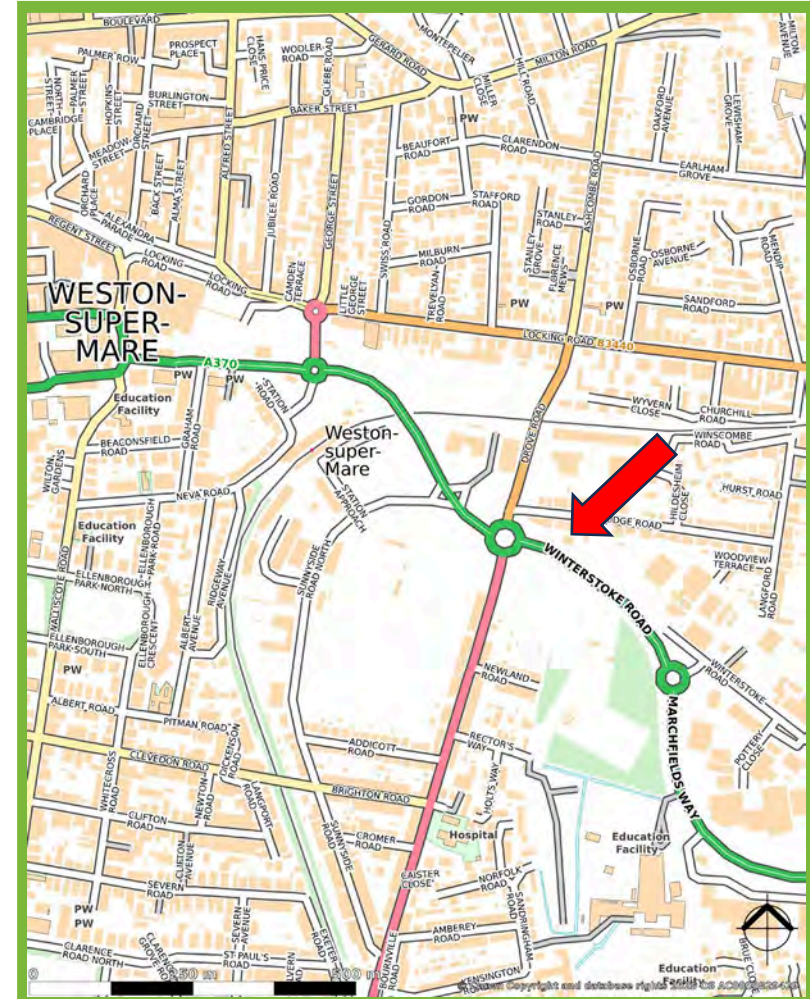
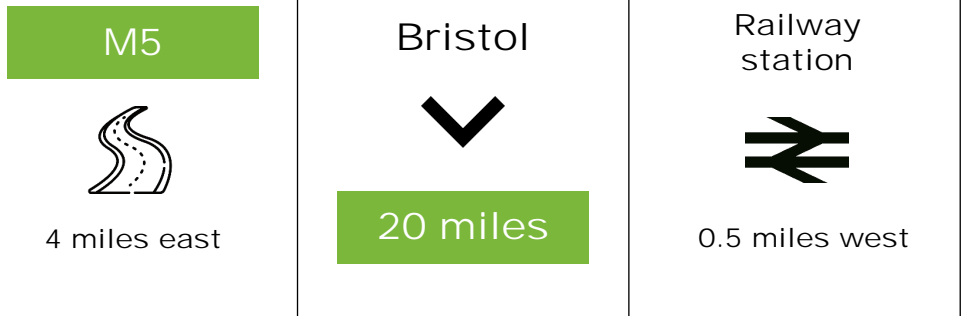


Location

The property is located on Winterstoke Road (A370), Weston-super-Mare adjacent to Drove Roundabout. The M5 (junction 21) is 4 miles to the east with Weston-super-Mare town centre 2 miles to the North.

Bristol is approximately 20 miles to the North East with the M4/M5 Interchange at Almondsbury within 23 miles.

Access to South Wales is via Junction 18a of the M5 at Avonmouth which links to the M49.



Accommodation

Description

The property comprises a detached two storey building with ground floor workshop and first floor office.

The property benefits from two loading doors and forecourt parking.

Services

We are advised that all main services 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	1,504	139.73
First floor	1,330	123.56
TOTAL	2,834	236.29

Surface level loading



Loading area



On-site parking



Power



EPC Rating - D





Planning | Rates | EPC

Planning

Any occupier should make their own enquiries to the Planning Department of North Somerset Council. Tel: 01934 888 888 or www.n-somerset.gov.uk

Business Rates

The Valuation Office websites states that from April 2026 the property has a rateable value of £19,500.

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment

www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is D 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](#).

Tenure | Terms

Tenure

Part freehold (hatched red on plan*) and part long leasehold (hatched blue on plan*) held for a 9999 year lease from 24 March 1898.

(*approximate site boundaries)

Purchase Price

£375,000 exclusive of VAT.

Restriction on Title

The sale will be subject to an overage for a period of 20 years from the date of completion. If an alternative planning consent is obtained within the first ten years a 50% uplift in value will be payable to the vendor reducing to 25% from the end of year 10 to the end of year 20.

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.

AML

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



Viewing Arrangements

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



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AK Ref: ES/SC/101909 **Date:** 11/2025 **Subject to Contract**



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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.

