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22 Richmond Hill, Clifton, Bristol BS8 1BA



Country Cars Of Bristol Ltd, Badminton Road, Chipping Sodbury, BS37 6LL £600,000

An immaculate, large car showroom of approximately 6,778 sq ft with additional forecourt, yard and canopy. We would anticipate a current market rent of £60,000pa for the site in it's current condition. The property would suit a variety of other commercial uses and may offer potential for residential development, subject to consents. A superb opportunity for commercial investors and developers looking to acquire a site in a prominent position.



Country Cars Of Bristol Ltd, Badminton Road, Chipping Sodbury,

SUMMARY

SUBSTANTIAL CAR SHOWROOM IN PROMINENT TRADING POSITION

DESCRIPTION

An extremely well-presented car showroom of approximately 6,778 sq ft in an ideal position on Badminton Road, Chipping Sodbury. The property is in excellent condition internally with space to comfortably present over 20 cars in the main showroom and forecourts to the front, side and rear offering further capacity. The property benefits from various sales offices on the ground floor and additional office and conference rooms on the first floor with eaves storage. The front forecourt offers excellent space to present stock with security bollards to the front and pavement lighting. The property would be ideally suited as a car sales retailer however offers scope for various other uses, subject to consents. We would anticipate a market rent of approximately £60,000pa. 8 WEEK COMPLETION AVAILABLE

LOCATION

The property is located on Badminton Road in Chipping Sodbury, offering excellent access to Bristol via the A432 and also connecting to the Bath Road.

ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout.

SHOW ROOM + FIRST FLOOR

Comprising a main showroom, two WC's, a kitchenette, 3 sales office's and a store room on the ground floor with a main office, conference room with shower room/WC and eaves storage on the first floor. Measuring approximately 5337 sq ft (596 sq m)

SIDE COVERED AREA

A secure covered area to the side of the property providing vehicle access to the rear.

Measuring approximately 1648 sq ft (153 sq m)

OUTSIDE

Comprising a secure front forecourt with shared canopy, and rear forecourt.

The approximate measurements are as follows:

Front Forecourt - 4147 sq ft (385 sq m)

Canopy - 600 sq ft (55 sq m)

Rear Forecourt - 1264 sq ft (117 sq m)

TENURE

Offered for sale on a freehold basis with vacant possession.

ENERGY PERFORMANCE CERTIFICATE

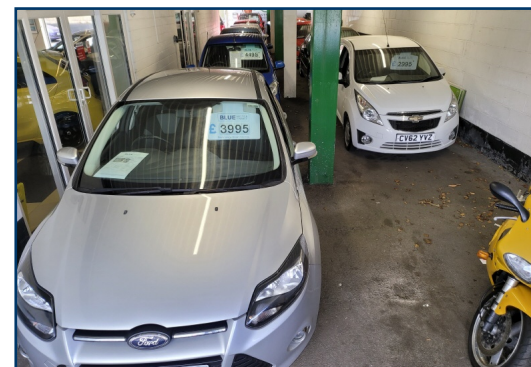
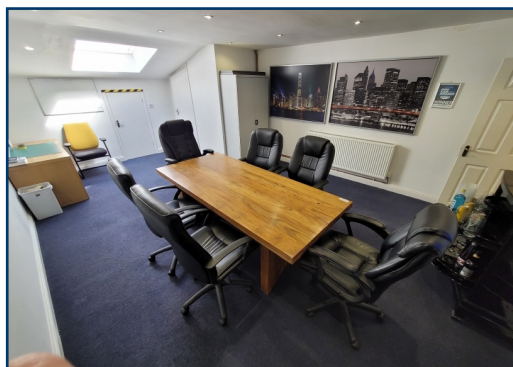
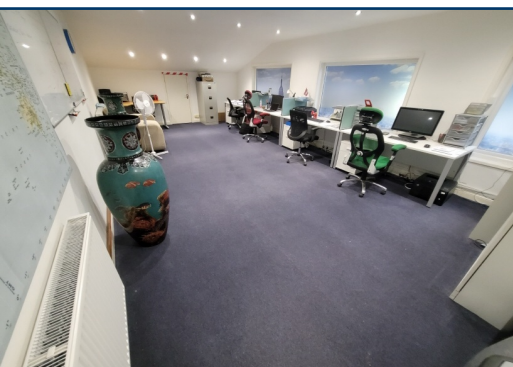
Rating: D

VIEWING

Strictly by appointment with Maggs and Allen only.



TOTAL FLOOR AREA : 6555 sq ft (608.9 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, areas and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The purchaser, tenant or licensee shall verify the facts themselves and not be bound by the figures given. No liability is accepted for any error or omission. (S22)



Auction, Commercial & Chartered Surveyors

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It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

