

Wessex Garages Site

Pennywell Road | Bristol | BS5 0TT

**1.56 ACRE MOTOR DEALERSHIP SITE WITH
POTENTIAL FOR ALTERNATIVE USES** (SUBJECT TO PLANNING)

FREEHOLD FOR SALE



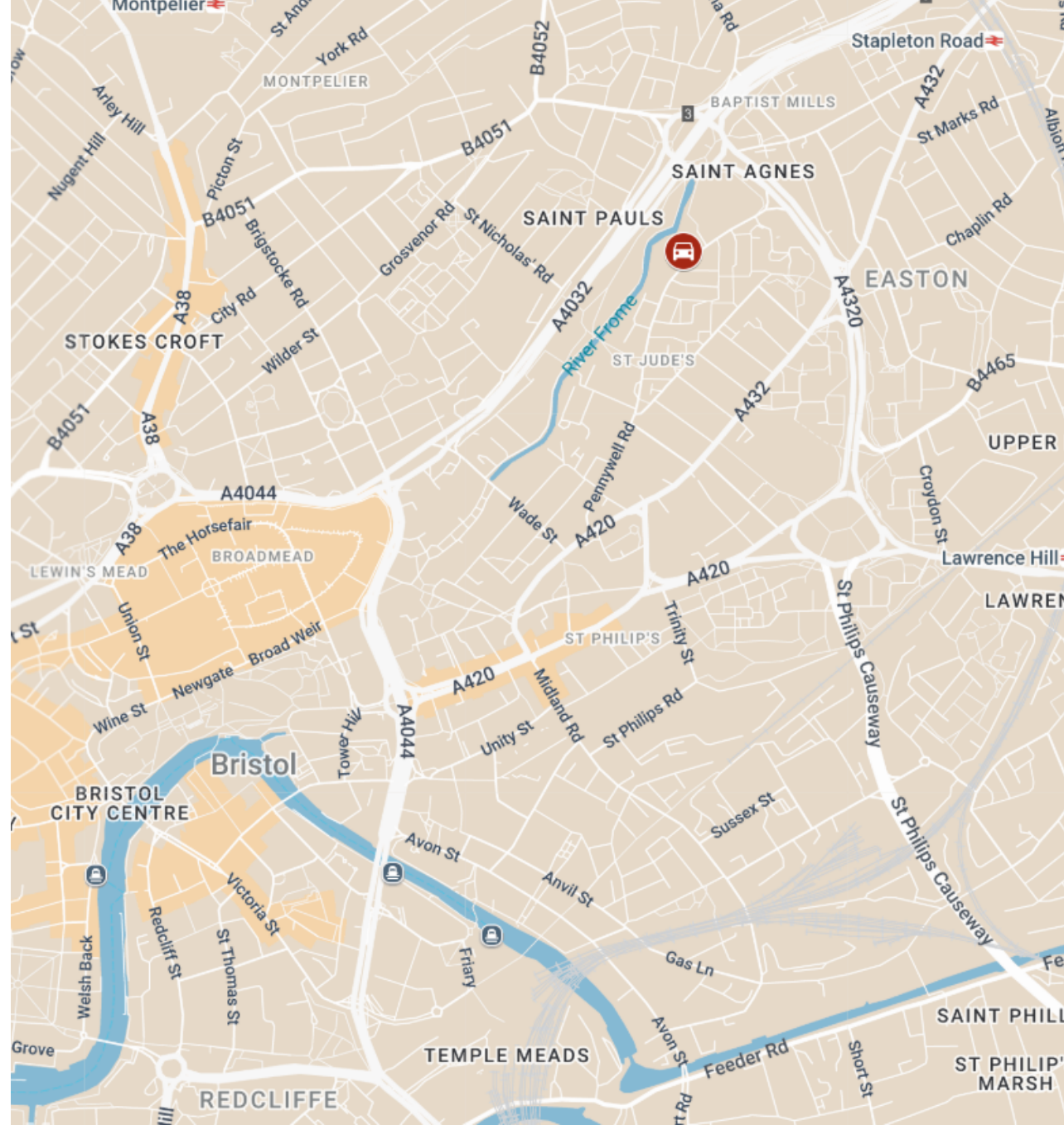
Location

The site is located at the northern end of Pennywell Road in the area of St Jude's, approximately 0.6 miles from Cabot Circus and 1.2 miles from Bristol Temple Meads, and forms part of the Frome Gateway Regeneration Project (www.fromegateway.co.uk).

The site is situated within 100m of the A4320 (St Phillips Causeway) which provides access to Bristol city centre via Junction 3 of the M32 (200m) and alternatively to the M4 and further motorway network. The A4320 also provides direct access to the A4 Bath Road.

Bristol Temple Meads provides rail access nationwide with direct services to London Paddington with an approximate journey time of 90 minutes.

The site is situated on the north side of Pennywell Road which is currently predominantly commercial in nature, however the Frome Regeneration Project promoted by Bristol City Council envisages a variety of uses on the 37 acre approx. site.





DESCRIPTION

The site is broadly level (there is a slight incline at the north eastern corner) and comprises approximately 1.56 acres (0.63 hectares).

The site currently operates as a car dealership under the Wessex Garages brand and there is an existing showroom and workshop situated to the south western segment of the site. The dealership comprises an externally clad two story steel portal frame warehouse and an attached steel portal frame glazed showroom. The unit comprises approximately 25,568 sqft (2,375 sqm) GIA.

The remainder of the site is used for car parking associated with the dealership and workshop (approximately 215 spaces).

The site has a 108 m (353 ft) approx. frontage to Pennywell Road and a depth of 58 m (190 ft) approx.



Floor Areas

The dealership building on site comprises the following approximate GIA:

Floor	Use	Ft ²	M ²
Ground	Showroom / Offices / Ancillary	14,904	1,385
First	Showroom / Offices / Ancillary	11,677	1,085
TOTAL		26,581	2,470

The GIA incorporates the following uses (GIA approx.):

Floor	Use	Ft ²	M ²
Ground	Showroom	2,717	252.42
	Workshop	5,202	483.28
	DeWax / Wash	889	82.59
	Boiler Room	241	22.41
	MOT Bay	649	60.28
	Vehicle Hoist	327	30.41
	Parts Department	1,559	144.80
	Offices	1,051	97.65
First	Showroom	1,254	116.49
	Car storage / Showroom	3,613	335.64
	Vehicle Hoist	327	30.41
	Offices	3,077	285.88

There are also extensive welfare facilities and various ancillary areas



Lease & Tenant Information

The site & unit is let to Wessex Garages Holdings Ltd (company no 02639755) on the terms of a Full Repairing & Insuring lease expiring 19 October 2026. The passing rent is £220,000 per annum (£8.27 per sqft approx.) and is not subject to further review.

The lease is subject to a schedule of condition limiting the tenant's liability at expiry (further detail can be supplied).

Company financial information is available at <https://find-and-update.company-information.service.gov.uk/company/02639755>

EPC

The site's current EPC rating is 76D (certificate number 3338-4515-2582-7235-6701)

Business Rates

We understand the current rateable value of the site is £228,000. <https://www.tax.service.gov.uk/business-rates-find/valuations/start/136193000> but interested parties are advised to make their own enquiries in this regard.

Title Information

The site is held Freehold subject to the Terms of Title Number AV6918.

Planning Comment

The site sits within the Frome Gateway Regeneration area which comprises a 37 acre approx. opportunity promoted by Bristol City Council to provide upwards of 1,000 residential units alongside commercial uses including industrial, city logistics & distribution, workshop and community uses (both commercial to serve and amenity to support).

Further information is available via websites including:

www.fromegateway.co.uk

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/frome-gateway-regeneration>

Services

We believe all mains services are available to the property but interested parties are advised to make their own enquiries in this regard.



Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents to be agreed in Heads of Terms.

Tenure

The Freehold interest in the property is offered subject to the lease outlined above.

Proposal

The property is available at a guide price of £2.5m exclusive of VAT which equates to a net initial yield of 8.30% after allowing for purchaser's costs of 6.08%.

Viewings

The site is fully operational and secure and therefore viewings are strictly by appointment via the sole agents CSquared Real Estate.

Contact

To register your interest or to learn more, please contact:

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