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BRISTOL | BS5 8AU

BLACKSWARTH ROAD

WELL LET CITY CENTRE
INDUSTRIAL INVESTMENT
OPPORTUNITY



INVESTMENT SUMMARY

- Opportunity to acquire detached, roadside industrial unit **located in Bristol City Centre**
- **Extending to 13,487 sq ft**
- Freehold
- Located within 0.3 miles of Carbase car dealership, highlighting **strategic importance of the site**
- Single let to Brent Cars Ltd (t/a Carbase) expiring 1st September 2035, providing a **further 9 years of income**
- Creditsafe rating of '**B - Low Risk of business failure**'
- Current passing rent of **£100,000 per annum**, equating to a passing rent of £7.41 per sq ft
- Additional income of £6,000 from telephone mast
- Total passing rent of **£106,000 per annum**



PROPOSAL

We are instructed to seek offers in excess of **£1,379,000 (One Million, Three Hundred and Seventy Nine Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects a **net initial yield of 7.25%** and a **capital value of £102 per sq ft**, assuming purchasers' costs of 5.74%.

LOCATION

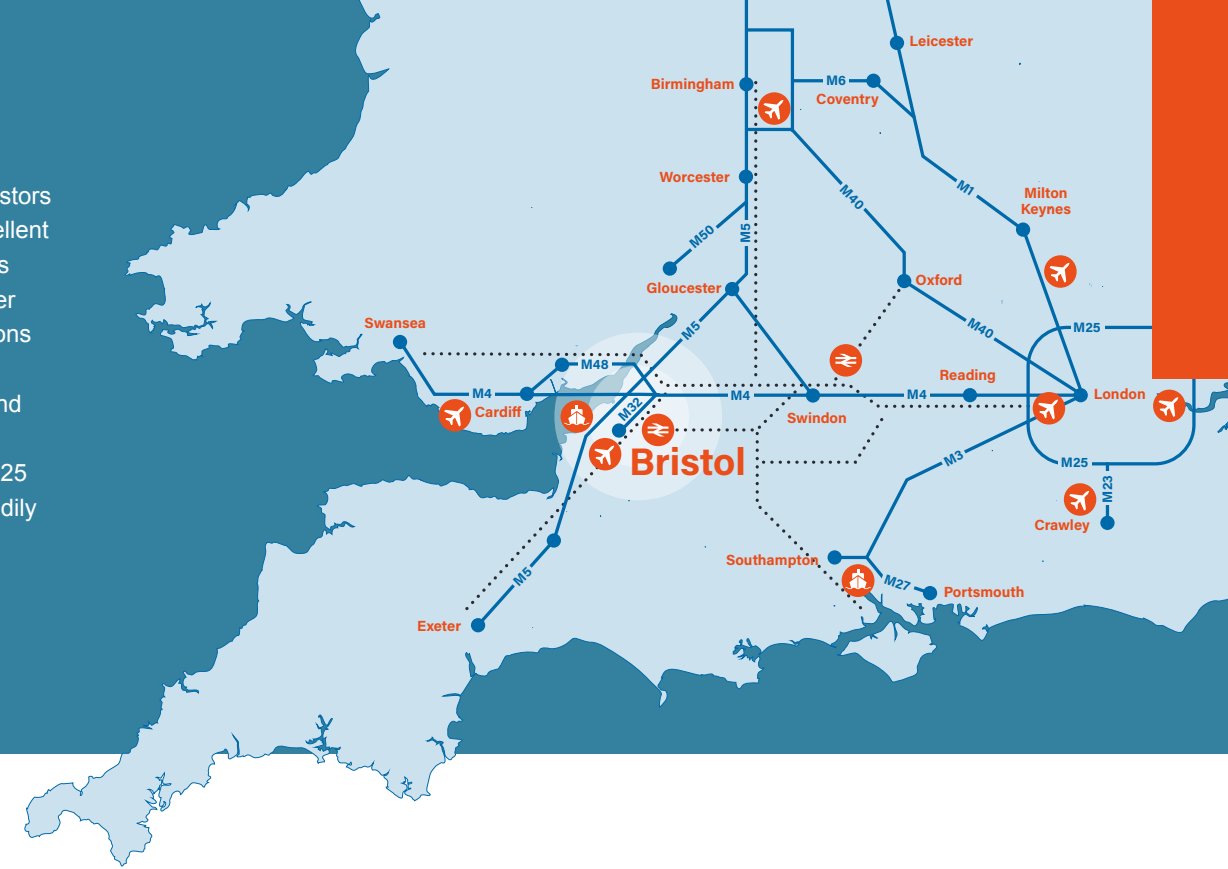
The property is located in Bristol, one of the UK's principal regional cities and widely recognised as the commercial hub of the South West. As of 2025, Bristol had an estimated population of 550,000.

Bristol has a strong and diverse economy, with over 24,000 active businesses and Gross Value Added of approximately £22.8 billion, supported by key sectors including technology, creative industries, professional and financial services, and advanced engineering.

The city's skilled workforce, quality of life and sustainability credentials continue to attract residents and businesses, reflected in its ranking as second in the 2024 Demos-PwC Good Growth for Cities Index and recognition as one of England's leading green cities. The city's diverse economy, strong occupational market fundamentals and continued inward investment underpin investor demand across a range of commercial property sectors.



Bristol city centre is an increasingly attractive location for occupiers, investors and developers, benefiting from excellent transport connectivity. The city enjoys direct access to the M4, M5 and wider motorway network, fast rail connections to London (approximately 1 hour 30 minutes), Cardiff and Birmingham, and is served by Bristol Airport, the UK's eighth busiest airport, offering over 125 direct routes, with Heathrow also readily accessible via the M4.



ROAD



Bristol is strategically located at the intersection of the M4 and M5 motorways, providing strong east-west links between London and South Wales and north-south links between Birmingham and Exeter.

The M32 connects Bristol city centre to the M4 at Junction 19, while the M49 links the M5 to the Severn Crossing and South Wales.

RAIL



Bristol is served by two principal rail stations, Bristol Temple Meads and Bristol Parkway.

Typical journey times from Bristol Temple Meads are approximately 1 hour 30 minutes to London Paddington, 50 minutes to Cardiff Central and 1 hour 25 minutes to Birmingham New Street.

AIR



Bristol Airport lies approximately 8 miles south-west of the city centre and provides a comprehensive range of domestic and European flights.

Bristol Airport is the 8th busiest airport in the UK and currently offers over 125 direct routes.

BRISTOL

As the fifth largest urban area in the UK, Bristol has a resident population of approximately 550,000, with a wider travel-to-work catchment of around 1.6 million people, reflecting continued strong growth since the 2021 Census (472,500).

The city centre benefits from a young and economically active population, with a median age of 34 years and approximately 70% of residents of working age, supporting a deep labour pool.

Labour market fundamentals are robust, with an employment rate of 77% and economic activity around 83%, both broadly in line with or above regional and national averages. Unemployment remains low at 4.2%, below the UK average of 4.5%, reinforcing the strength of the local economy.

University of Bristol



DEMOGRAPHICS



550,000

resident population



70%

working age residents

Strong connectivity along the M4 corridor continues to drive inward migration and underpin sustained population and employment growth.

04

SITUATION

The property occupies a prominent roadside position on Blackswarth Road (A432), approximately 2 miles east of Bristol city centre, within the established St George/Brislington area. The property is strategically positioned close to the A432 Feeder Road, recognised as the primary industrial location within the city centre, with easy access to Bristol city centre, the M32 motorway and the wider regional motorway network.

The property is strategically located just 0.3 miles from Carbase, one of the South West's largest independent used car retailers, whose dealership occupies a prominent position on Netham Road and is serviced by the site.

The surrounding area comprises predominantly residential uses alongside a mix of commercial, trade counter and industrial occupiers, including automotive dealerships, trade counter operators, industrial businesses and roadside retailers. Nearby occupiers include Screwfix, Toolstation, Howdens, Travis Perkins and a number of vehicle sales, servicing and repair businesses.

SCREWFIX

TP Travis Perkins

HOWDENS

TOOLSTATION



Carbase car dealership



Residential



Timber Yard Student Accommodation



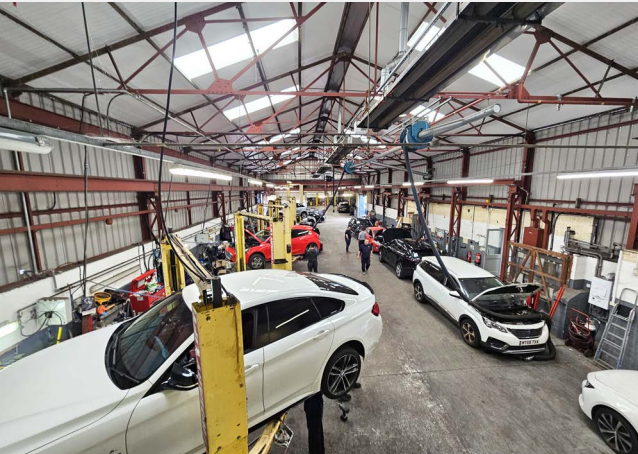
Bristol Temple Meads railway station lies approximately 1.5 miles to the west, while Bristol city centre and Cabot Circus, the city's prime in-town shopping destination, are readily accessible. The property is also situated in close proximity to the Temple Quarter Enterprise Zone, focused around Bristol Temple Meads station and the new £330m University of Bristol Campus, representing one of the UK's largest urban regeneration projects and delivering significant investment in commercial, residential, student accommodation and innovation-led development.

DESCRIPTION

The property comprises a detached roadside vehicle repair facility extending to approximately 13,487 sq ft, arranged across three interconnecting units in an L-shaped configuration. Constructed in the 1970s, the building is of steel portal frame construction with solid concrete flooring and is arranged beneath a recently installed double-skin pitched roof. The accommodation includes ancillary offices, toilets, storage areas and a mezzanine floor.

The property occupies a site of approximately 0.62 acres. Externally, there are yard areas to both the front and rear.

The property recently achieved an EPC rating of E-121.



ACCOMMODATION

Unit	Area (Sq Ft)	Area (Sq M)
Ground Floor Warehouse	12,637	1,174
Mezzanine	861	80
Office	850	79
Total	14,348	1,333
Total (excluding mezzanine)	13,487	1,253



E-121
EPC rating

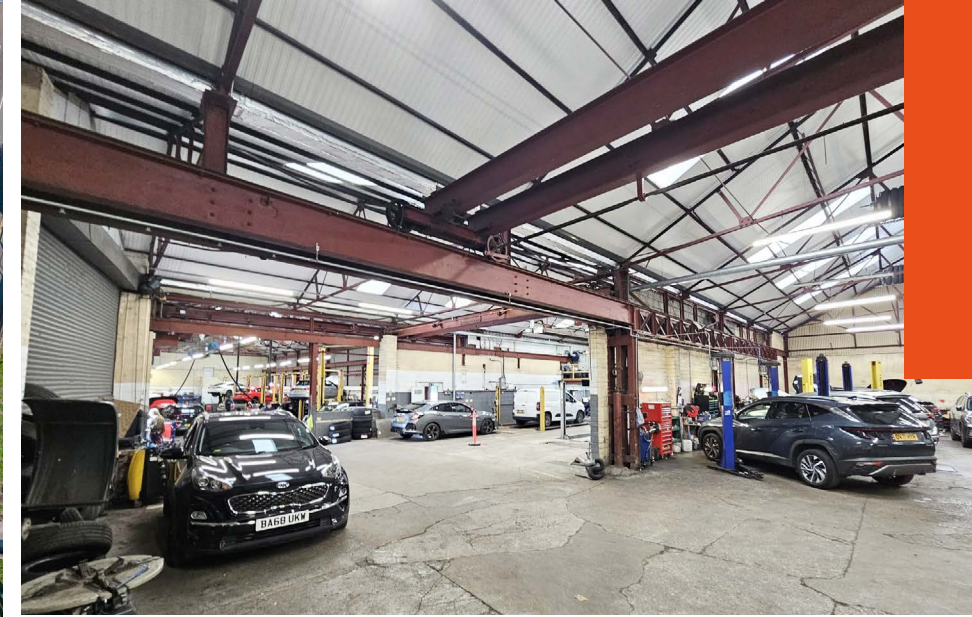
TENANCY

The property is single let to **Brent Cars Ltd** on a 20-year lease from 2nd September 2015, expiring 1st September 2035, at a current passing rent of £100,000 per annum, reflecting £7.41 per sq ft, with an open market rent review in September 2030. Brent Cars Limited are contracted inside the security provisions of S24-28 of the LTA 1954 act.

There is additional income from a telecommunications mast, let on a lease expiring 1st September 2035, incorporating annual tenant break options producing an additional £6,000 per annum. There is an outstanding rent review dated 31st August 2022, providing an ability to increase the passing rent.

The total passing rent is therefore £106,000 per annum.

A copy of both leases are available upon request.



TENURE

The property is held on a freehold basis under title number AV193568.



COVENANT INFORMATION

Brent Cars Limited, trading as Carbase, is one of the South West's largest independent used car and van retailers, operating four dealerships and selling over 1,000 vehicles per month. Carbase has received positive industry recognition, including being named Used Car Supermarket of the Year 2024, reflecting its strong customer service standards and established market presence.

Creditsafe provides a rating of 'B - Low Risk of business failure'.

Despite reporting a pre-tax loss, the company demonstrated a significant improvement in underlying trading performance during 2025, with turnover increasing by 11.1%.



TENANT

A summary of the Creditsafe financial report for the tenant is detailed below:

Brent Cars Ltd	2025	2024	2023
Turnover	£ 168,606,528	£ 151,798,811	£ 117,797,229
Pre-tax Profit	-£462,548	-£2,213,792	£220,488
Shareholders' Funds	£ 487,137	£ 1,039,878	£ 1,693,540
Creditsafe Rating	59 B – Low Risk		

FURTHER INFORMATION

EPC

The building has an EPC rating of E (121).

VAT

We understand the building is elected for VAT and the sale may be dealt as a TOGC, subject to the purchaser meeting necessary requirements.

Data Room

Access to the data room is available upon request.

Anti-money Laundering

In accordance with current Anti Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

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CONTACT

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