Hicks Gate

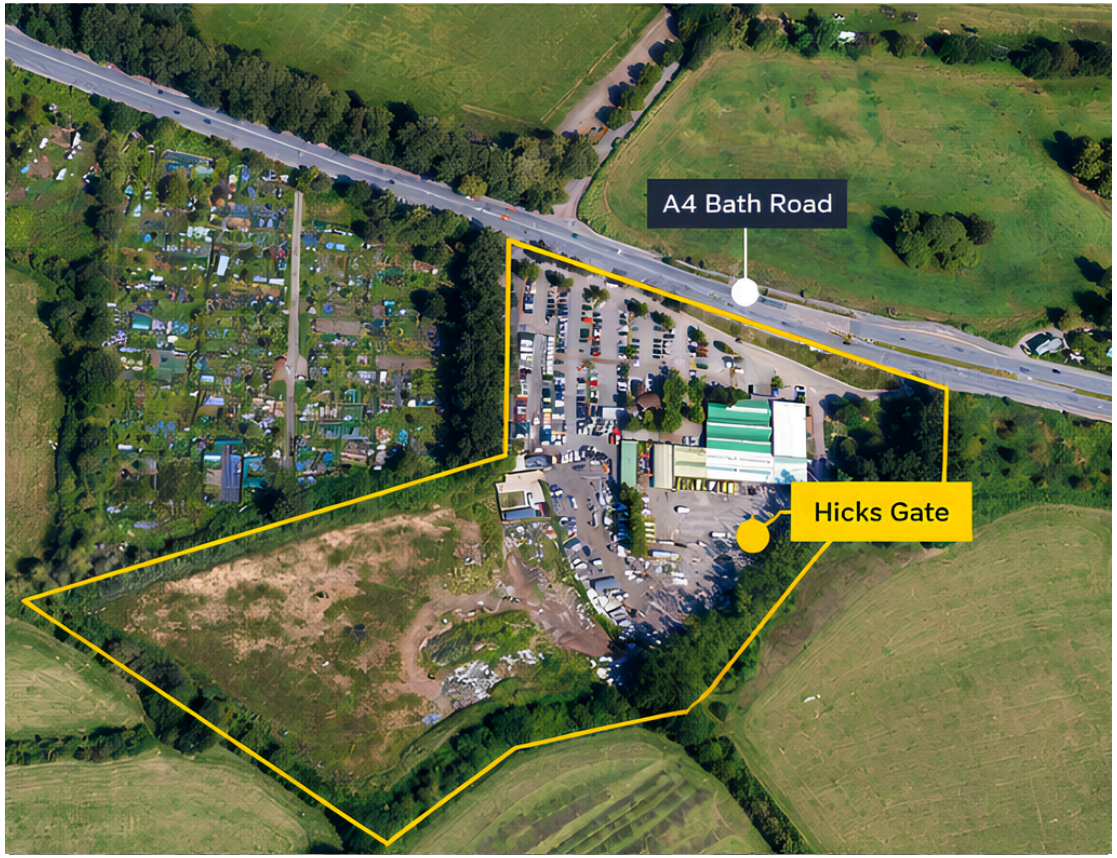
BATH ROAD, BRISTOL, BS31 2AD - FOR SALE

A SUBSTANTIAL COMMERCIAL SITE WITH INCOME AND DEVELOPMENT POTENTIAL (STP)
10.89 acres (4.41 hectares)



savills

Hicks Gate Bath Road, BS31 2AD



LOCATION

The property occupies a prominent position on the A4 Bath Road, approximately 4 miles east of Bristol City Centre. The location provides good access to Bristol Temple Meads railway station (circa 3.5 miles), Bristol Airport (circa 10 miles) and Junction 19 of the M4 motorway via the M32.The A4174 Bristol Ring Road is also readily accessible, providing convenient connections to the wider Bristol area and motorway network.

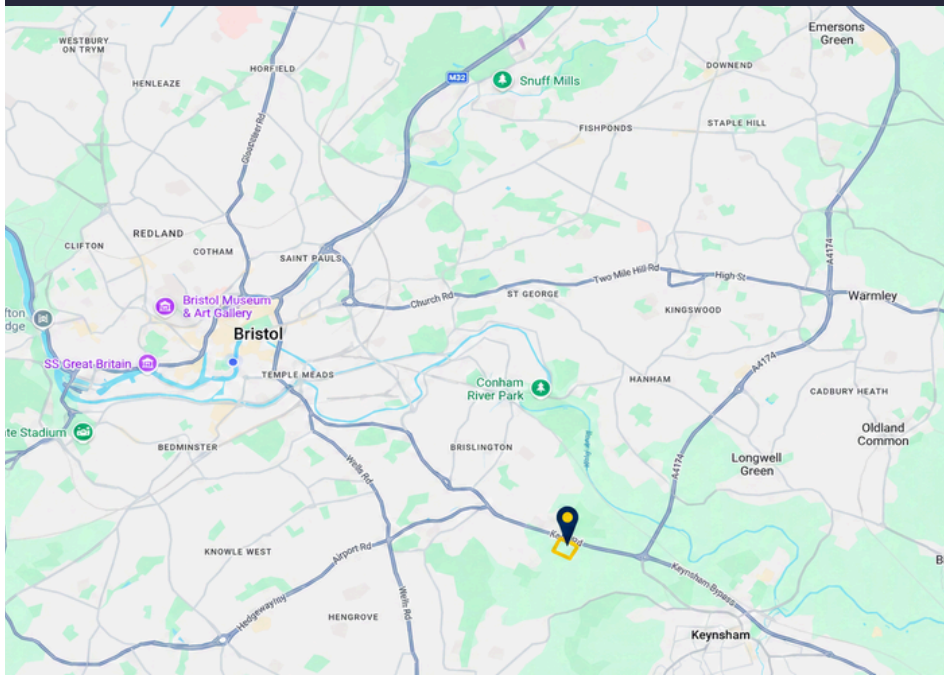
Bath Road is a key arterial route linking Bristol with Keynsham (4 miles) and Bath (10 miles), carrying significant daily traffic and providing excellent accessibility to both the city centre and the wider South West region.

STRATEGIC LOCATION

PROMINENT POSITION
Hicks Gate occupies a highly visible position on the Bath Road, one of the principle routes connecting Bristol with Keynsham and Bath.

ESTABLISHED AREA
The site is situated within an established commercial corridor with a strong mix of trade counter, industrial and roadside occupiers.

STRONG CONNECTIVITY
The site is 3.5 miles from Temple Meads train station privding good access to the further South West.



DESCRIPTION

The property comprises the Former Wyevale Garden Centre site, extending to approximately 10.89 acres (4.41 hectares) and benefits from 29,342 sq ft of existing built accommodation.

The site also includes development land to the rear, providing further potential for future development, subject to the necessary planning consents.

The property benefits from a mix of commercial accommodation and substantial external areas, creating opportunities for both short term asset management and longer term redevelopment, subject to obtaining the necessary planning consents.
The surrounding area has seen significant recent investment and is earmarked for further growth, with a number of residential developments proposed along the A4 corridor.







Area	Size	Tenant	Terms	Income	Potential Income
Unit 1	1,400 sq ft	Vacant	Available	N/A	£30,000
Unit 2	2,441 sq ft	Vacant	Available	N/A	£40,000
Unit 3	8,000 sq ft	Base Gym	Rolling lease, terminable on six months notice	£96,000	N/A
Unit 4	1,152 sq ft + 1 acre	Car Base	Rolling lease, terminable on six months notice	£90,000	N/A
Car Wash	10,000 sq ft	HMB Car Wash	Rolling lease, terminable on six months notice	£30,000	N/A
Open Storage	5 acres	Vacant	N/A	N/A	£250,000
Development Land	5 acres	Vacant	N/A	N/A	£250,000
TOTAL				**£216,000**	**£786,000**

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BUSINESS RATES

The site is rated separately but the estimated total rateable value is £239,500.

EPCs

Please contact agents for further information.

PLANNING

The property offers potential for a range of commercial uses and longer term redevelopment, subject to obtaining the necessary planning consents. Interested parties are advised to make their own enquiries with the relevant Local Planning Authority regarding their proposed use.

PRICE

Offers in the region of £4,000,000 + VAT

VIEWINGS

Please contact sole agents, Savills for further information.

CONTACT

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