



PROPERTY CONSULTANTS

# TO LET

WORKSHOP, GARAGE & TYRE FITTING DEPOT  
275.74 SQ M (2,968 SQ FT)



VEHICLE REPAIR & TYRE DEPOT  
WICKWAR ROAD  
CHIPPING SODBURY  
BRISTOL  
BS37 6BQ

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ETP PROPERTY CONSULTANTS & CHARTERED SURVEYORS  
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[www.ETPproperty.co.uk](http://www.ETPproperty.co.uk)

## LOCATION

The historic market town of Chipping Sodbury is located approximately 10 miles northeast of Bristol city centre. The property is situated off Wickwar Road (B4060) approximately 100 metres from its junction with the A432 (Broad Street). There is good access to the national motorway network via Junction 18 of the M4.

## DESCRIPTION

- The property comprises a detached garage workshop with two storey offices/WCs annexed to the side of the main building.
- The unit is constructed of steel portal frame with brickwork elevations under a pitched truss roof.
- The unit has an eaves height of 4.55m, a full height roller shutter door in the front elevation, fluorescent strip lighting and three phase electricity.
- There are WC facilities and a reception area as well as first floor offices.
- There is a mezzanine floor to the rear of the unit.
- There is a small tyre compound to the rear of the unit.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx) areas:-

Description	Sq m	sq ft
Workshop	228.10	2,455
Ground Floor Office	23.82	256
First Floor Office	23.82	256
<b>Total</b>	<b>275.74</b>	<b>2,968</b>
Mezzanine	115.33	1,241

## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

£25,000 per annum exclusive

## BUSINESS RATES

The rating list entry with effect from April 2010 is:-

Description: Workshop & Premises  
Rateable Value 2017: £19,500

## PLANNING

The property has planning consent B1(c) (Light Industrial) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

## COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

All prices are quoted exclusive of VAT whether or not chargeable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

### Energy Performance Certificate

Non-Domestic Building

HM Government

A T S Euromaster  
Wickwar Road  
Chipping Sodbury  
BRISTOL  
BS37 6BQ

**Certificate Reference Number:**  
0770-0937-6569-6504-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient

**A+** (Net zero CO<sub>2</sub> emissions)

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**102** This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 245  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 53.61

#### Benchmarks

Buildings similar to this one could have ratings as follows:

**26** If newly built  
**70** If typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## LOCATION PLANS



## VIEWING & FURTHER INFORMATION

Strictly through sole agents ETP Property Consultants:-

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SUBJECT TO CONTRACT  
OCTOBER 2018