

TO LET

Workshop and Yard
267.78 SQ M (2,883 SQ FT)



1 VICTORIA GROVE
BEDMINSTER
BRISTOL BS3 4AN

BLADEN COMMERCIAL PROPERTY CONSULTANTS LTD

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LOCATION

The property is located on Victoria Grove in Bedminster, a short walk from East Street and Bedminster Parade, a thriving hub for local amenities. Victoria Grove benefits from easy access to the M32/M4 motorway network, Bristol Temple Meads train station and Bristol City Centre.

DESCRIPTION

- Fully Fitted mechanics workshop and MOT station.
- Separate Reception.
- Three ramps and rolling road.
- Three phase power.
- Yard for 10-12 cars (double parked).
- First Floor Office/ Storage.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	Sq m	Sq ft
Ground Floor Gross Internal Area	238.82	2,571
First Floor Gross Internal Area	28.96	312
Total Gross Internal Area	267.78	2,883

TENURE

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent.

RENT

£30,000.00 per annum exclusive.

We are advised the property is not elected for VAT.

BUSINESS RATES

The Valuation Office Agency has assessed the property for business rates as:

Description: Workshop & Premises
Rateable Value: £28,000

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable. It is likely many occupiers will not pay any business rates.

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. We do not believe VAT is chargeable on the rent.

PLANNING

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E (Commercial Business and Service) and B2 (Industrial) use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020).

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of 78-D. A copy of the EPC is available from the agents.

SITE MAP



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

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SUBJECT TO CONTRACT
August 2026

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