

# FOR SALE—INVESTMENT/DEVELOPMENT OPPORTUNITY

Exhibition House, Soundwell, Bristol, BS16 4NT



- A fantastic opportunity for redevelopment, subject to necessary planning consents, or for an investor to refurbish and relet.
- Approximately 64,021 sq ft Gross Internal Area
- Located within approximately 5 miles of Bristol City Centre and 3.7 Miles of Jct 19 of the M4
- Flexible space suitable for multiple uses—subject to planning
- Guide price £3,000,000 exclusive—equating to low capital value of £46.86 psf



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
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## LOCATION

The property is situated within the suburb of Soundwell in Bristol, The area is primarily residential and the property is one of the few remaining commercial premises in the area. There is a leisure centre nearby and Staple Hill Primary School. Kingswood High Street, a nearby shopping area, offers a range of retail options and services.

Soundwell is well-connected by road, with easy access to the A420, which links to Bristol and Bath. The M32 motorway is also within reach, providing connections to the M4 and M5 motorways. Bus services are frequent, providing connections to Bristol city centre and surrounding areas.

## DESCRIPTION

The property provides commercial space over ground and first floors. Half of the property is predominantly of stone and red brick construction with pitched tile covered roofs, incorporating roof lights. A more modern two storey extension with a flat roof sits over the southern portion of the site. The existing building is currently utilised by a mixture of uses including a gym and light industrial occupiers and has been partitioned to provide small business spaces.

## ACCOMMODATION

The property has an approximate gross internal floor area of 64,021 sq ft ( 5,947.75 sq m).

## TENURE

Unconditional offers are sought for the freehold interest in the property with vacant possession.

## PRICE

Guide price of £3,000,000 exclusive.

This equates to a capital value of just £46.86 per square foot overall.

## PLANNING

We understand the existing use of the premises to be B2–B8 Uses but prospective purchasers should make their own investigations in this regard with South Gloucestershire County Council planning department.

## VAT

We have been advised that the property is not elected for VAT.

## EPC

The property has an Energy Performance rating of E-115 and a copy of the certificate can be made available upon request.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

## SUBJECT TO CONTRACT

June 2024

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017:* Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

