

# PRIME FILLING STATION INVESTMENT BRISTOL—FOR SALE FREEHOLD

Gloucester Road Filling Station, Bishopston, Bristol, BS7 8NL



- 0.494 acres (0.2 hectares) site
- Comprising covered petrol pump filling station, forecourt parking, car wash and shop area / stock room
- Occupying a prominent corner site in a highly desirable and densely populated residential location on a main arterial road leading from and to Bristol city centre
- Rent passing £147,025 per annum increasing to £149,966 pa (June 25) rising to £152,956 pa (June 26) and rising to £156,024 pa (June 27)
- Freehold guide price—£2,275,000



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## LOCATION

The property occupies a prominent corner position in a very desirable residential area of Bishopston, fronting onto Gloucester Road (A38) a main arterial road leading to and from Bristol city centre which lies approximately two miles to the south.

The surrounding area is predominantly a densely populated residential area and this part of Gloucester Road is home to an array of shops, restaurants and other leisure establishments.

## DESCRIPTION

The property comprises a petrol filling station sitting on a prominent corner site trading as Applegreen. The forecourt filling station Lies beneath a six post underlit canopy with a concrete forecourt with a good size shop to the rear of the site with a glazed frontage under a flat roof. There is an automatic car wash facility to the left of shop and forecourt parking for customers.

## ACCOMMODATION

We have been provided with the following approximate areas and dimensions which we understand have been measured in accordance with the RICS Property Measurement Standard:-

Site		
Total Site Area	0.20 Hectares	0.494 Acres
Frontage to Gloucester Road	32.73 m	107 ft

Building		
Stockroom	55.87 sq. m	601 sq. ft
Shop Area	104.65 sq. m	1,126 sq. ft
<b>TOTAL</b>	<b>160.52 sq. m</b>	<b>1,727 sq. ft</b>

Car wash	48.15 sq. m	518 sq. ft
Rear plant room	15.05 m	162 sq. ft
Total	223.72 sq. m	2,407 sq. ft

## TENURE

Freehold.

## TENANCY

The lease is for a term of 20 years commencing 21st June 2007 and expiring 20th June 2027 and subject to fixed yearly rent increases based on 2% each year. The lease is full repairing and insuring.

## RENTAL

From 1st June 2025 £149,966 pax.

From 21st June 2026 £152,965 pax.

From 21st June 2027 £156,024 pax (This is the day after the lease ends).

## SECURITY OF TENURE

The lease is drawn outside of the protection provisions of the Landlord and Tenant Act 1954, however, there is an option to renew whereby the tenant can service notice not less than 12 months and not more than 24 months, before the last day of the contractual term to require the landlord to grant a new lease on the same terms but for 15 or 20 years. The new lease is to be at Market Rent. Further details on request.

## SALE PRICE

Guide price—£2,275,000 off a current rental of £147,025 per annum, exclusive increasing to £149,966 per annum exclusive (June 25) and £152,965 per annum exclusive (June 2026).

## INVESTMENT OPPORTUNITY

- Let to a strong tenant on FRI terms.
- Operational demand from petrol filling stations for this site will be strong.
- A large prominent site in a highly desirable residential location and could ideally suit residential development subject to vacant possession and planning.

## VAT

The property is elected for VAT.

## EPC

To be confirmed.

## BUSINESS RATES

To be confirmed.

## 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: Julian Cook FRICS

Tel: 0117 934 9977

Email: julian@burstoncook.co.uk

## SUBJECT TO CONTRACT

January 2025

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