



A38

Car Shop

Volvo

HORIZON38
NORTH BRISTOL

FOR SALE

Roadside Development / Drive Thru Site

Horizon38, North Bristol BS34 6FE

0.75 acres (0.30 hectares)

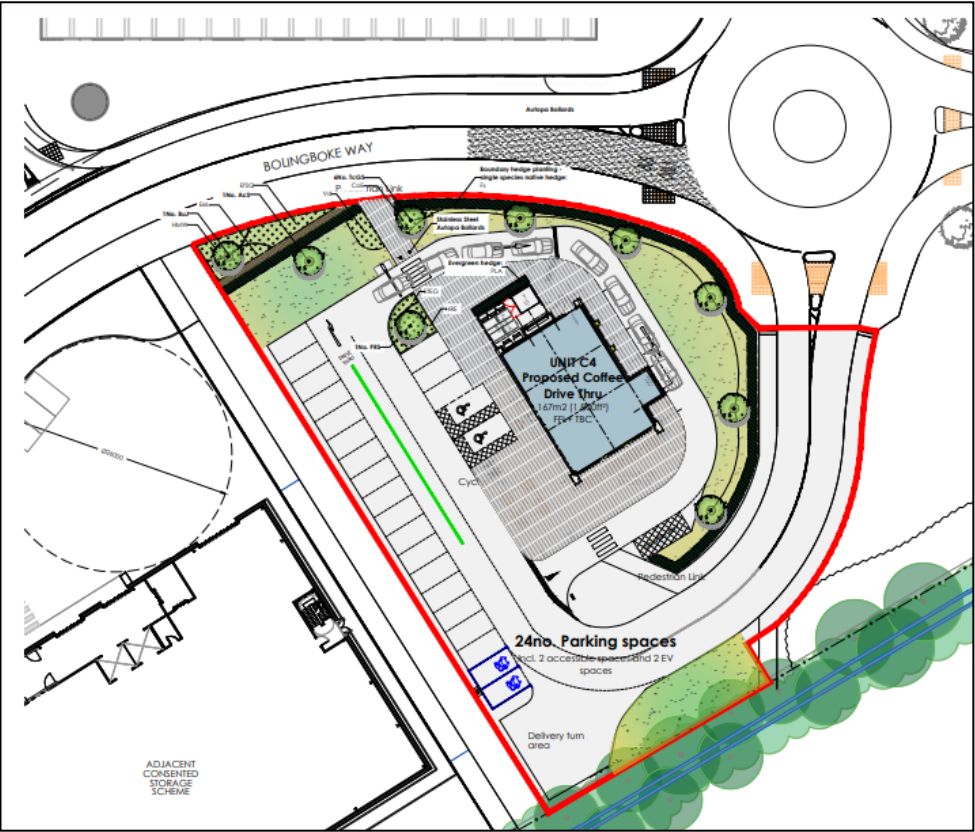
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Description

A level development plot, fully serviced and with a detailed planning consent for a drive through unit to enable immediate delivery or would support alternative commercial use (STP).

The plot is adjacent to a new self-store (under construction) and takes access from a dedicated road spur already in place.

Access to Horizon 38 is direct from the A38 off spur, egress is via Gypsy Patch Lane. Occupiers nearby include Waylands Volvo, Carshop, Selco and a number of other trade counter operators.



Location

Horizon38, Filton, South Gloucestershire, is a 60-acre prime business park centred in one of the largest commercial and residential growth areas in the Southwest and fronting the A38 in North Bristol. This part of Bristol includes factories for aerospace industries (BAE, Rolls Royce & Airbus), the major out of town retail shopping centre – Cribbs Causeway, and several large housing developments including Brabazon (2,600 new homes). The M5 jc.16 is 2 miles north of the site .



Tenure

The property is available freehold.

Terms

The property is for sale on an unconditional basis.
Guide price on application.

Services

All mains' services are available in the highway.
Adjacent roads will be adopted.

VAT

VAT if applicable will be charged at the standard rate.

Planning

The site has an original outline planning consent (South Gloucestershire - P19/09662/0. (Class A3) restaurants/cafes, (Class A5) hot food takeaway with access to be determined (all other matters reserved).

The site has a detailed consent (granted 3rd October 2023) – P23/00047/RM - Erection of Coffee Shop with Drive Thru Facility (Class E) - Approval of Reserved Matters to be read in conjunction with outline permission P19/09662/O).

Anti Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



If you would like to know
more please get in touch.

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Subject to Contract
October 2023

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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