

Yard & Premises at Hicks Gate

SECURE TARMAC YARD / PARKING / TRADE COUNTER

Yard: 0.5 acres (0.2 ha)

Trade Counter: 1,412 sq ft (131.2 sq m)

- South-East Bristol location.
- Secure, tarmac yard with a minimum of 56 demised car parking spaces.
- External 3 phase power provision to the yard.
- Separate unit with roadside prominence, ideal for sales office or trade counter.
- Average of 35,000 vehicle movements per day along A4 Bath Road.
- 6 allocated car parking spaces in the front.
- Located on the A4 Bath Road, connecting Bristol to Bath.
- 1.7 miles from A4174 Avon Ring Road.



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Yard & Premises at Hicks Gate

PROPERTY OVERVIEW

DESCRIPTION

- Secure, tarmac yard with a minimum of 56 demised car parking spaces.
- External 3 phase power provision to the yard.
- Average of 35,000 vehicle movements per day along A4 Bath Road.
- Separate unit with roadside prominence, ideal for sales office or trade counter.
- Built in office accommodation with kitchenette and W/Cs.
- Electric wall mounted storage heating.
- 6 allocated car parking spaces in the front.

SERVICES

We understand that mains services are provided to the property and include water, drainage and electricity.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
Yard	0.2 Ha	0.5 Acres
Trade Counter / Office	131.2	1,412

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) C-72.

A full EPC is available upon request.

Industrial| For Lease

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Hicks Gate
Bath Road
Brislington
Bristol
BS31 2AD

FURTHER INFORMATION



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RATEABLE VALUE

The property is listed in the Valuation List 2026 as Land used for Storage and Premises with a Rateable Value of £56,500.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority for further information.

PLANNING

The Property has previously been used for vehicle storage.

We anticipate that the property will be suitable for Class E (g) (i) Office Purposes, Class E (g) (ii) Research and Development, Class E (g) (iii) Light Industrial, Class B2 Industrial Processes and Class B8 Storage and Distribution purposes, subject to the necessary consents.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of common parts.

TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed, subject to status.

RENT

Available upon application.

VAT

All figure are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

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.

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Hicks Gate
Bath Road
Brislington
Bristol
BS31 2AD

LOCATION BS31 2AD

SITUATION

- South-East Bristol location.
- Well located to service South, East and Central Bristol.
- Close proximity to A4174 Avon Ring Road.
- Located on the A4 Bath Road, connecting Bristol to Bath.
- Nearby occupiers include, BYD Bristol, Toyota, Halfords, TK Maxx, Screwfix and McDonalds.

TRAVEL DISTANCES

- A4 Bath Road – 0.2 miles (0.1 km)
- A4174 Avon Ring Road – 1.7 mile (2.7 km)
- Bristol Temple Meads Station – 4.2 miles (6.8 km)
- Junction 3 of the M32 Motorway – 4.4 miles (6.2 km)
- Bristol City Centre – 2.5 miles (7.1 km)
- Junction 19 of the M4 motorway – 8.2 miles (13.3 km)
- Junction 16 of the M5 motorway – 11.2 miles (18.1 km)
- Bath – 11.4 miles (18.3 km)

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