



44-54 Winterstoke Road

Bristol, BS3 2NW

Commercial Development Opportunity

0.32 Acres
(0.13 Hectares)

- 0.129 hectares (0.319 acres)
- Close to Bristol City Centre

Summary

Available Size	0.32 Acres
Price	Price on application
Rates Payable	£10,104.75 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£20,250
EPC Rating	Upon enquiry

Description

The property comprises a largely open concrete surfaced site subdivided to account for each separate title number and occupier.

The western section of the site is currently occupied by a timber merchant, MH Plywood, and primarily comprises an open concrete storage yard bounded by metal rail fencing and an approximate 4ft blockwork wall to the rear boundary. There are two semi-detached double length garages that look to be of precast concrete construction with concrete stone chip rendered elevations under a pitched corrugated metal roof.

The eastern section of the site is bounded by metal rail fencing to the southern and western boundaries.

Please note the site is subject to 2x temporary Leases and a public right of way through the centre.

Location

The Property is located in Bedminster, a Bristol inner suburb approximately two miles south of the city centre. Bristol is the principal financial and commercial centre of the South West of England and the UK's 5th largest conurbation. The city is a major trading, financial and industrial centre and port. Bristol has a strong banking and financial services centre and is a popular relocation destination.

Accommodation

The accommodation comprises the following areas:

Name	Size
Unit - Site Area	0.32 Acres

Viewings

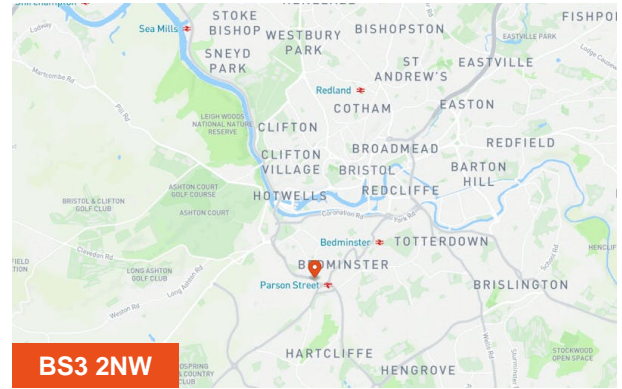
For all enquiries or further information please contact Hartnell Taylor Cook

Terms

Freehold

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.



Viewing & Further Information

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