



# FOR SALE/TO LET – DUE TO RELOCATION

**VEHICLE DEALERSHIPS**

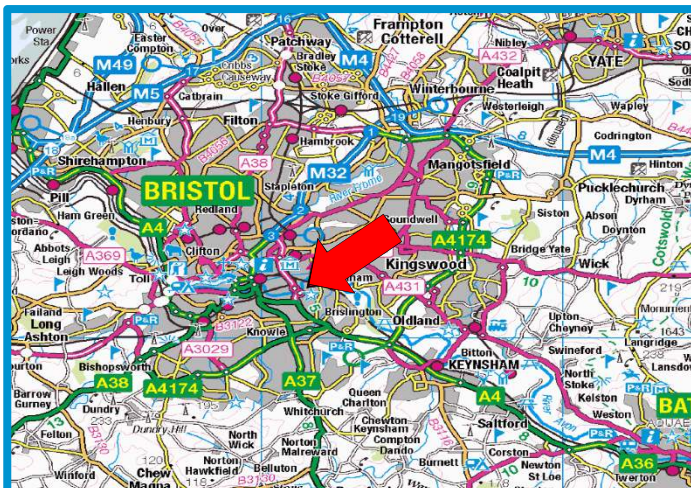
PIONEER PARK, WHITBY ROAD, BRISTOL, BS4 3QB





## SUMMARY

- Freehold available, will consider a new lease
- Purpose built vehicle dealership and separate showroom only facility
- High quality facilities constructed to motor manufacturer standards
- Main dealership extends to approximately 11,524 sq ft with the second showroom extending to 5,669 sq ft
- The site extends to approximately 1.55 Acres (0.627 ha) and provides 157 parking and display spaces



## LOCATION

The property is situated on the established Pioneer Park, immediately adjacent to Heritage Volkswagen Passenger Cars and separate commercial vehicle dealerships together with Guy Salmon Land Rover. Pioneer Park is accessed immediately off of Whitby Road which links to St Philips Causeway (A4320) approximately 400 meters from the subject property.

The A4320 links to the A4 Bath Road immediately to the south which in turn gives access to Bristol city centre to the west and Bath towards the east. St Philips Causeway heads in a northerly direction linking to the A420 and M32 Motorway.

Also situated fronting the A4320 is Avonmeads Retail Park which includes Curry's PC World, JD Sports, Outfit, Wilko, The Range, McDonald's Restaurant as well as a Showcase Cinema.

## DESCRIPTION

The property comprises two purpose built facilities constructed in the late 1990's to accommodate the Toyota and Lexus franchises.

The former Toyota dealership provides a modern, purpose built showroom facility for 8 vehicles with ancillary reception and office accommodation. The workshop accommodation provides a dedicated MOT bay and a further 10 service bays. There is also a parts department, valeting facilities and ancillary accommodation at ground floor, whilst at first floor there is office, boardroom, staff mess room and ancillary accommodation.

The Lexus showroom, again constructed in the late 1990's, was upgraded in 2016/7 and is finished to a high quality reflecting the standard of the franchise. There is an open plan showroom area which can display 6 vehicles together with a customer reception area. There are a number of sales and administration offices, a dedicated handover bay, male and female toilets and ancillary accommodation.

Both buildings benefit from heating, lighting and the workshop equipment will be available subject to negotiation.

Externally, the site provides display for approximately 92 vehicles with customer and staff parking for 65.

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## ACCOMMODATION

TOYOTA			
Area	Description	Sq m	Sq Ft
Ground Floor	Showroom	256.98	2,766
	Reception/Offices	127.68	1,374
	Ancillary – WC's/Mess	33.38	359
	Parts	39.18	422
	Workshop	306.31	3,297
First Floor	Offices	61.29	660
	Ancillary	59.17	637
	Stores	91.78	988
Valet Bay	Valet Bay	94.80	1,020
TOTAL		1,070.57	11,524

LEXUS			
Area	Description	Sq m	Sq Ft
Ground Floor	Showroom/Office/Ancillary	446.50	4,806
	Canopy	73.04	786
	Store/Plant	7.11	77
<b>TOTAL</b>		<b>526.65</b>	<b>5,669</b>



## SITE AREA

The site extends to approximately 1.55 Acres (0.627 ha).

## TENURE

The property is available on a freehold basis or alternatively by way of a new lease, subject to terms.

## RATING

The unit is assessed for Business Rates purposes as follows:

Description: Car Showroom and Premises

Rateable Value: £213,000

EPC

The Toyota has an EPC rating of C-67 and Lexus D-85. Copies of the certificates can be provided on request.

## ENVIRONMENTAL

Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees in connection with this transaction.

## PLANT AND EQUIPMENT

Available by separate negotiations. A schedule of fixtures and fittings can be available upon request.

## VAT

All figures quoted are exclusive of value added tax, which is to be charged at the prevailing rate.

## FURTHER INFORMATION

This matter is private & confidential. The staff are not aware of any proposals and should not be approached.

All viewings and enquiries must be made via the sole agents of the property. Please contact:



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