

TO LET/ MAY SELL

SHOWROOM, BRISTOL

7,613 ft² on approx. 1 acre
St Philips Causeway, Bristol BS2 0YA

- Prominent roadside showroom premises
- Most recently occupied by Kärcher
- Highly visible elevated position fronting St Philips Causeway
- Showroom, workshop, offices and staff accommodation
- Self-contained site extending to approximately 1 acre
- Suitable for a range of alternative uses (subject to planning)
- Nearby occupiers include Hyundai, Renault, Volkswagen, M&S Foodhall, McDonald's and KFC



L A T I T U D E
REAL ESTATE

BLADEN
PROPERTY CONSULTANTS

BS2 0YA



Location

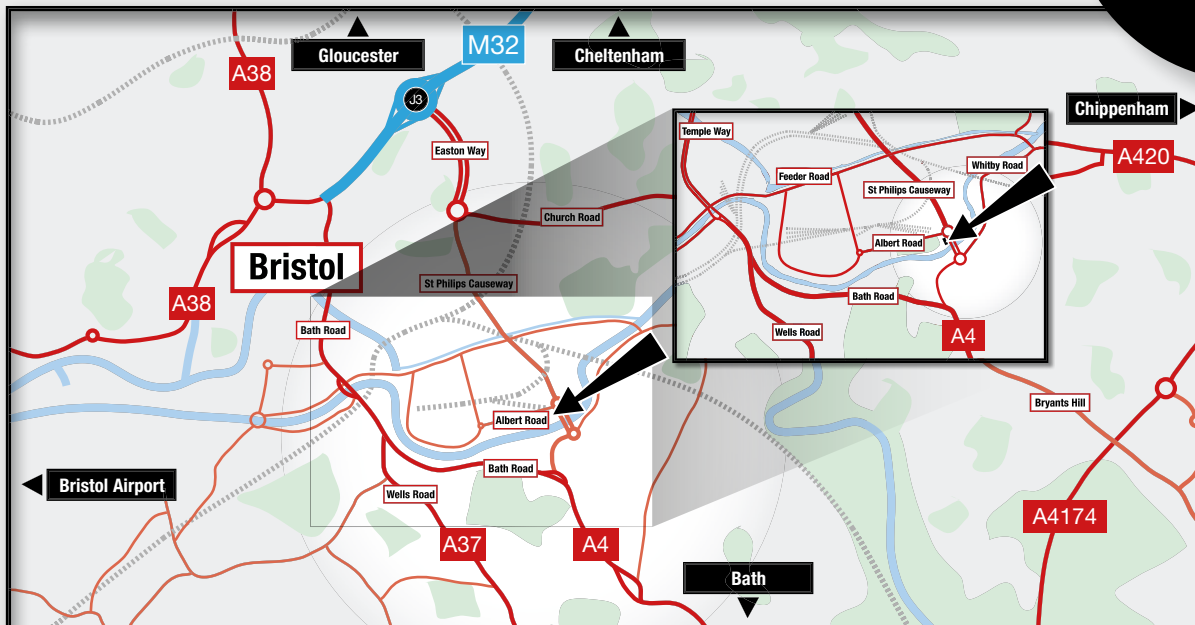
Bristol is the commercial and administrative centre of the South West and one of the UK's fastest growing core cities. The city has a population of approximately 470,000 and a wider catchment of over 1 million people.

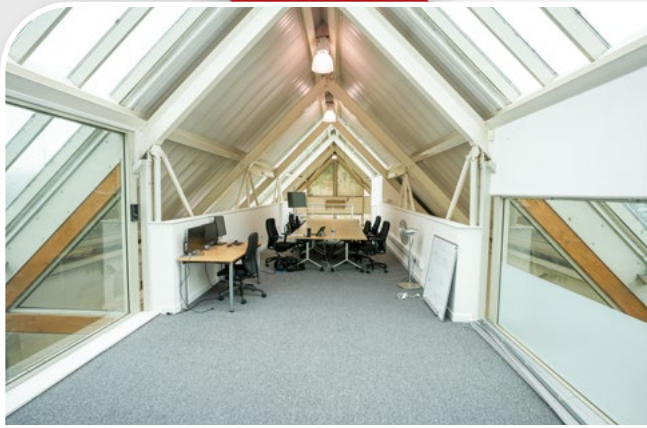
The property is situated in a busy location with significant daily traffic movements and extensive frontage to St Philips Causeway, to the south east of Bristol City centre.

The property is predominantly surrounded by a range of commercial uses including other vehicles dealerships fronting St Philips Causeway, such as Hyundai, Renault and Volkswagen. AvonMeads Shopping Park is located on the opposite side of the roundabout, where occupiers include McDonalds, KFC, Popeyes, Showcase, The Range, M&S Foodhall, among others.

Access to the motorway network is via junction 1 of the M32, located approximately 4.8 miles to the north, which provides links to the M4.

what3words
Rocky.Voice.Join





Description

The property was originally constructed as a purpose-built motor dealership facility for the Skoda brand and has most recently been occupied by Kärcher.

The building is well presented and comprises a steel portal frame structure with brick and glazed elevations beneath a pitched roof.

The showroom accommodation is arranged over split levels, providing strong prominence and visibility from St Philips Causeway.

Additional accommodation includes office space, workshops, storage areas and ancillary staff facilities.

Given the building's regular configuration, prominent position and generous site coverage, the property offers potential for a range of alternative uses including retail warehouse, trade counter, leisure or roadside uses, subject to obtaining the necessary planning consents.



Site Area

The property has a total site area of 1.01 acres (0.41 hectares).

Floor Areas

	SQ M	SQ FT
Ground Floor Showroom	219.55	2,363
Upper Ground Floor Showroom	82.49	888
Upper Ground Floor Offices	51.82	558
Lower Ground Floor		
Workshop 1 (Extension)	69.75	751
Workshop 2	108.49	1,168
Storage (restricted ceiling height)	175.09	1,885
TOTAL GIA	707.19	7,613
External Spaces		
Parking		60

Tenure

The property (edged red on the site plan) is available leasehold with vacant possession. The landlord may consider offers for the property on a subject to planning basis.

Rating Assessment

Rateable Value £72,000 (1st April 2026).

Services

We understand all mains services are available to the property.

EPC

The property has a current energy rating of C60 valid until November 2033.



BS2 0YA





Terms

The property is available on a new FRI lease, excluded from the Landlord and Tenant 1954 Act, at a rent of £120,000 per annum.

VAT

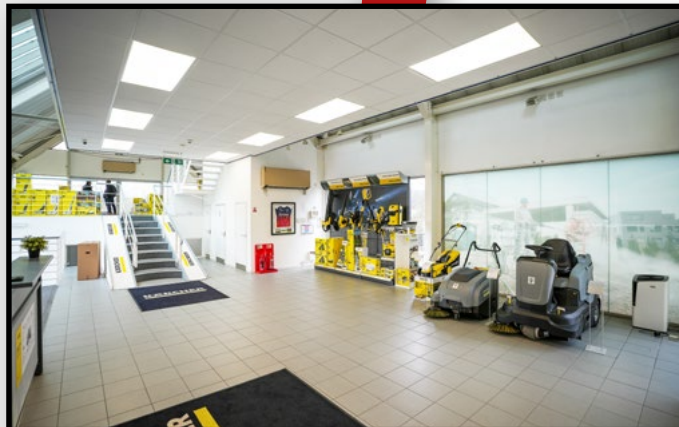
The property is elected for VAT and will be charged on the rent.

Costs

Each party will be responsible for its own transactional costs.

AML

The tenant will be required to provide full AML information ahead of exchange of contracts including details of corporate structure, beneficial ownership and source of funding.



L A T I T U D E
REAL ESTATE

BLADEN
PROPERTY CONSULTANTS

what3words
Rocky.Voice.Join

KÄRCHER

KÄRCHER CENTER
BRISTOL

Visit our website:
www.latitudere.co.uk

For further details or
to arrange a viewing
please contact:

Peter Paphitis
07814 962689
peter@latitudere.co.uk

Kieran Bladen
07949 883879
kb@bladenproperty.co.uk

MISREPRESENTATION ACT: The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise arising from the use of these particulars is hereby excluded. Latitude Real Estate Limited March 2026.
Some images used in this document have been sourced from Google for reference purposes.