

## FOR SALE

### Industrial Unit/Development Site

Former Europcar, 248 Muller Road  
Bristol, BS7 9NA

#### Key information

- ☐ Prominent industrial Unit
- ☐ Freehold available
- ☐ 632.60 sq m (6,809 sq ft)
- ☐ Potential for alternative uses subject to the necessary consents

#### Contact

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Location

The premises front Muller Road (B4469) approximately 0.6 miles to the west of junction 2 of the M32 and Ikea.

The surrounding area is a mixture of residential and retail with Aldi and Lidl nearby. To the rear of the site is a railway line with the new Ashley Down railway station beyond, which can be accessed via footpath alongside the site.

The site is in the Ashley Down area to the north of Bristol city Centre. With access to the rest of the city and the wider area from easy access to M32.

Description

The property consists of a roughly triangular shaped site with a commercial building to the rear most recently used for vehicle hire.

The site benefits from a large forecourt with parking for circa 50 vehicles, with the single storey building to the rear currently split up to provide reception area and offices along with a workshop and valeting facilities.

There is a further rear area of parking for circa 14 vehicles.

Additionally, there is an advertising hoarding that is currently let fronting Muller Road to the north of the site.

Energy Performance Rating

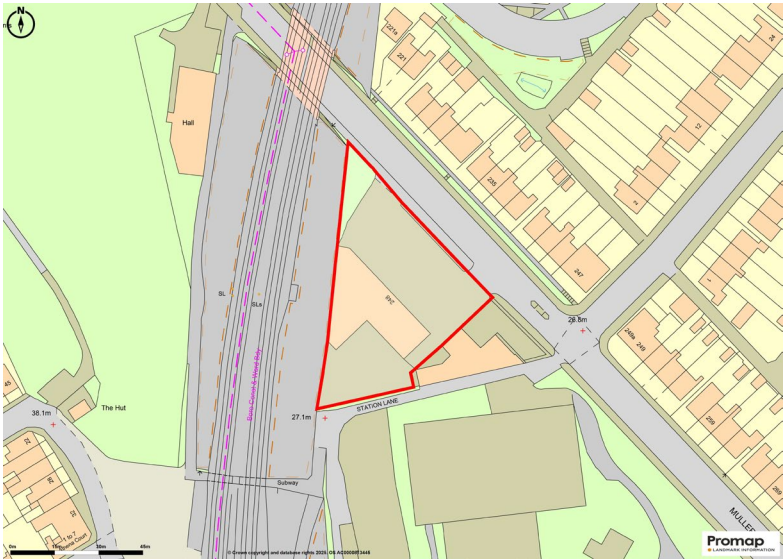
Energy Performance Rating - E

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Workshop	142.80	1,537
Offices/Reception	246.47	2,653
Garage	243.33	2,619
Total	632.60	6,809
	Hectare	Acre
Total Site Area	0.277	0.684

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





## Terms & Tenure

Freehold

## Offers invited

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £44.250.

The UBR for 2025/26 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Viewing is strictly via the sole agents.



# CONTACT

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