RETAIL

Carter Jonas



FOR SALE

148 Gloucester Road North, Filton, BS34 7BQ

GROUND FLOOR: 55.32 sq m (595 sq ft) + FIRST FLOOR COVER

LOCATION

The property fronts the A38 Gloucester Road North, close to its junction with the A4171 Link Road.

The property is situated approximately 7.5 miles north of Bristol City Centre and benefits from excellent road links via the A38 and A4174 providing access to the wider Bristol conurbation and the M32 motorway.

The immediate vicinity is characterised by a strong mix of national and independent occupiers including **NatWest, Home Bargains and Vets for Pets**, whilst adjoining **Shield Retail Centre**. The area benefits from a substantial local catchment, with approximately 75,000 residents within a 2.5-mile radius, together with major employers including **BAE Systems, Airbus, GKN Aerospace and Rolls-Royce**, employing around 12,000 people, and **SGS College**, which has approximately 9,000 students.

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TENURE
We understand that the premises are held freehold and will be provided with vacant possession.

PRICE
£175,000 (One hundred & Seventy-Five Thousand Pounds)

ACCOMMODATION

	M	Ft
Internal depth	12.62	41’4
Internal width	4.43	14’5
	Sq M	Sq Ft
Ground floor	55.32	595
First floor ancillary	49.49	533
TOTAL	**104.81**	**1,128**

PLANNING
The property benefits from use Class E of the town and Country Planning Order 1987. Prospective purchasers are advised to make contact with the Local Planning Authority to satisfy themselves with the use class.

BUSINESS RATES
According to the Valuation Office website, the premises are assessed as follows:
Rateable Value: £12,250 (from 1st April 2026)
Interested parties are advised to satisfy themselves that the above assessment is correct by referring to:
https://www.gov.uk/find-business-rates.

EPC
A certificate rated C (65) is available on request.

LEGAL COSTS
Each party to bear their own costs incurred in any transaction.

VAT
We understand that VAT will not be chargeable on the purchase price.

SANCTION & ANTI-MONEY LAUNDERING CHECKS
Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING AND FURTHER INFORMATION:

Virtual viewing: https://vimeo.com/1242311441?share=copy&fl=sv&fe=ci

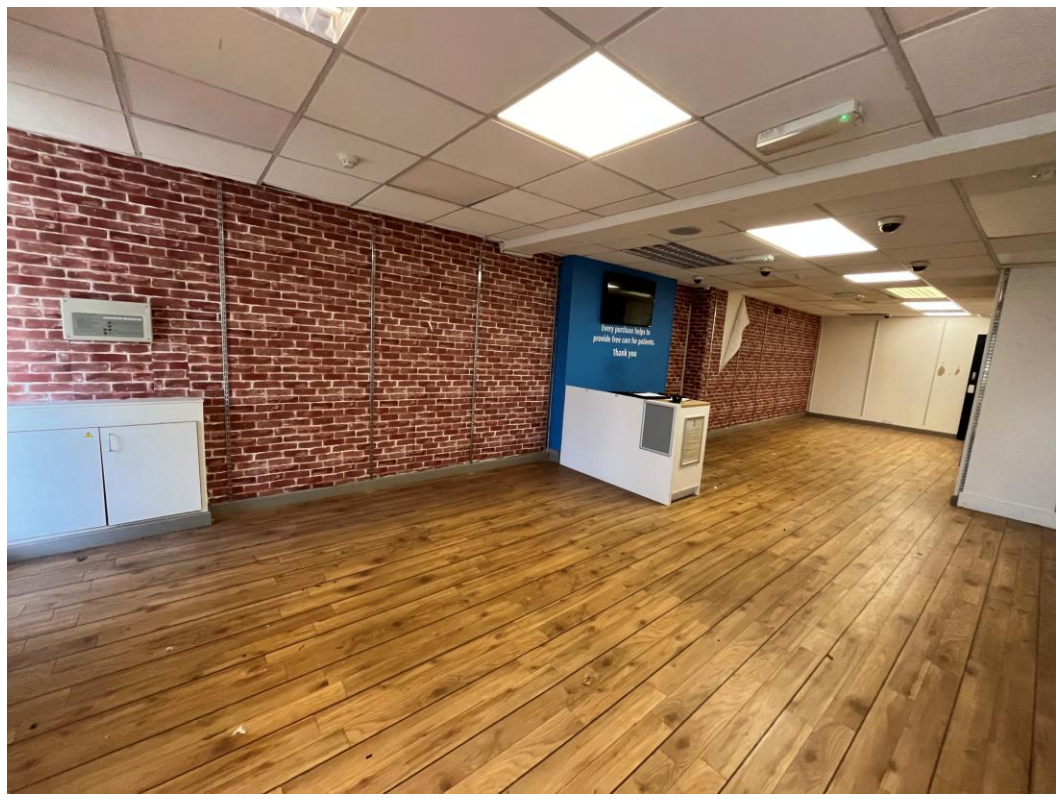
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NOVEMBER 2026 - SUBJECT TO CONTRACT

IMPORTANT INFORMATION
Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale



Ground floor



Ground floor



First floor



First floor



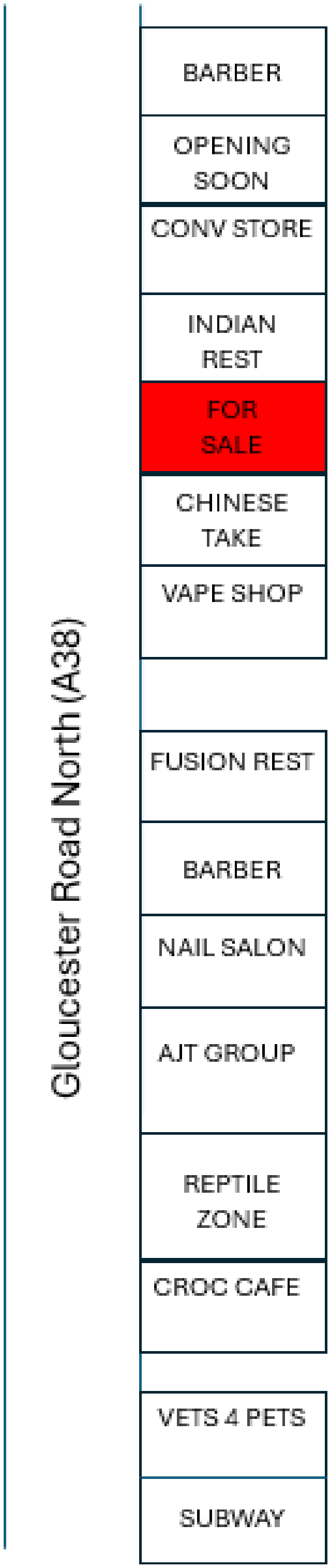
Rear elevation



Front elevation

148 Gloucester Road North

Carter Jonas



NOT TO SCALE

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148 Gloucester Rd N - Google Maps

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