



For Sale

**Commercial Unit, City Gateway, Ashton,
Bristol, BS3**

Class E Use – 2,347 sq ft (218 sq m) GIA

**AVISON
YOUNG**



Location

The City Gateway residential development scheme occupies a landmark location in the Cumberland Basin to the west of Bristol city centre. The scheme is situated on the former Ashton Rail Yard and will provide 220 new homes in a fantastic location overlooking the river and Clifton Suspension Bridge.

City Gateway benefits from excellent connections to the city centre and J.19 of the M5 via the A4 Portway. In addition, there are good public transport links being situated close to the Ashton park and ride as well as the Metro Bus route, which runs immediately in front of the unit.

Description

The property comprises part of the ground floor of block A of the City Gateway development. It has been finished to a shell condition and benefiting from water, drainage and electricity connections, ready for an occupier to fit out in line with their own specific requirements.

The unit has a Gross Internal floor area of 2,347 sq ft (218 sq m) and will benefit from 2 parking spaces on the development.

Tenure

The unit will be offered for sale by way of a 999 year long leasehold on effectively Full Repairing and Insuring terms at a peppercorn ground rent.

Price

£230,000 subject to contract.

Business Rates

The unit has yet to be assessed for Business Rates purposes.

Service Charge

There will be an annual service charge payable to cover the cost of external repairs etc, further details on request.

Planning

We have been advised that the property will be suitable for office or retail / leisure within Use Classes E and F2 of the Use Classes Order.

EPC

An EPC will be supplied if required.

Specification

The unit is finished to a shell condition ready for fitting out and glazing to be installed. We understand that mains services are connected.

VAT

VAT will be charged at the standard rate.

Timing

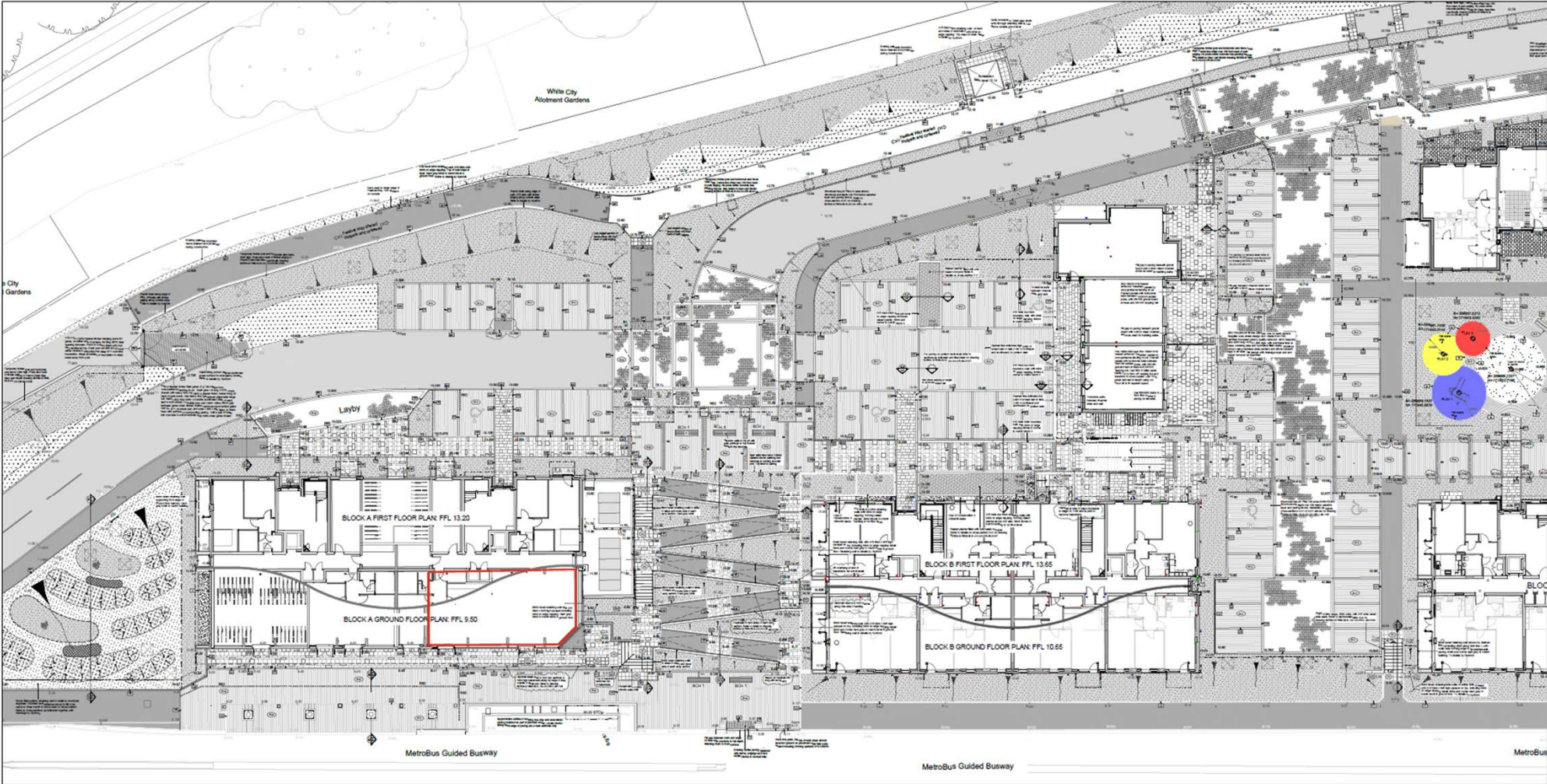
Available now.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Subject to Contract
Sept 2025

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For Identification Only

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Vistry Bristol
project
City Gateway,
Bristol

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HARD LANDSCAPE PLAN
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scale
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status
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rev
P01

**If you would like to know
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08 September 2025

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