

TO LET

RETAIL UNIT

111.76 SQ M (1,203 FT)

UNIT 3, OATLANDS AVENUE, WHITCHURCH, BRISTOL, BS14 0SX



- Ground and first floor unit located adjacent to Asda
- High levels of footfall
- Connected to water and electricity

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LOCATION

The property is located in Whitchurch, a suburb south of Bristol, approximately five miles from the city centre.

DESCRIPTION

- A mid terrace retail unit, over ground and first floor levels. Located in a shopping parade adjacent to Asda supermarket, with high levels of footfall. There is rear service access.
- Connected to water and electricity.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:-

Floor	Sq m	Sq ft
Ground Floor		
Sales Area	62.43	672
Ancillary	17.37	187
First Floor		
Ancillary	31.96	344
Total	111.76	1,203



TENURE

The property is available by way of long leasehold interest by way of a new effectively full repairing and insuring lease on terms to be agreed, subject to five yearly rent reviews

RENT

£8,500 per annum exclusive.

BUSINESS RATES

Interested parties are advised to make further enquiries with the Valuation Office Agency to ascertain the likely business rates payable.

PLANNING

We are advised that the property has planning consent for A1 (Retail) under the Town & Country Planning (Use Classes) Order 1987, as amended. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable.

EPC

Energy Performance Certificate rating: E (116).

CONTACT

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