

TO LET
Retail unit

129-133 Bath Road, Longwell Green
Bristol BS30 9DD



CONTACT

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James Clark
07768 921711
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Highly prominent drive to unit in affluent neighbourhood

A1 use class (other uses will be considered subject to planning)

£42,500 per annum

157.93 sq m (1,700 sq ft)

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Location

Longwell Green is an affluent suburb of Bristol with a population of circa 12,500 and is popular with young professionals and families. Situated 5 miles from Bristol city centre with good accessibility to neighbouring suburbs and the arterial Bath Road (A431).

Description

A high quality new build A1 retail unit situated adjacent to other national operators **Vets4Pets** and **Connells** and close to **ALDI**, **Tesco** and **Harvester**.

The open plan unit is arranged entirely at ground floor with glazed shopfront in place. There is parking immediately in front of the property for 22 cars.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total	157.93	1,700

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate GIA 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.

Tenure

Leasehold.

Terms

New FRI lease for a term to be agreed.

Rating

We are advised that the Rateable Value for the property is £22,250 and the UBR for 2019/20 is 49.1p 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 on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: A.

VAT

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

Viewing

To be arranged through the sole agent.



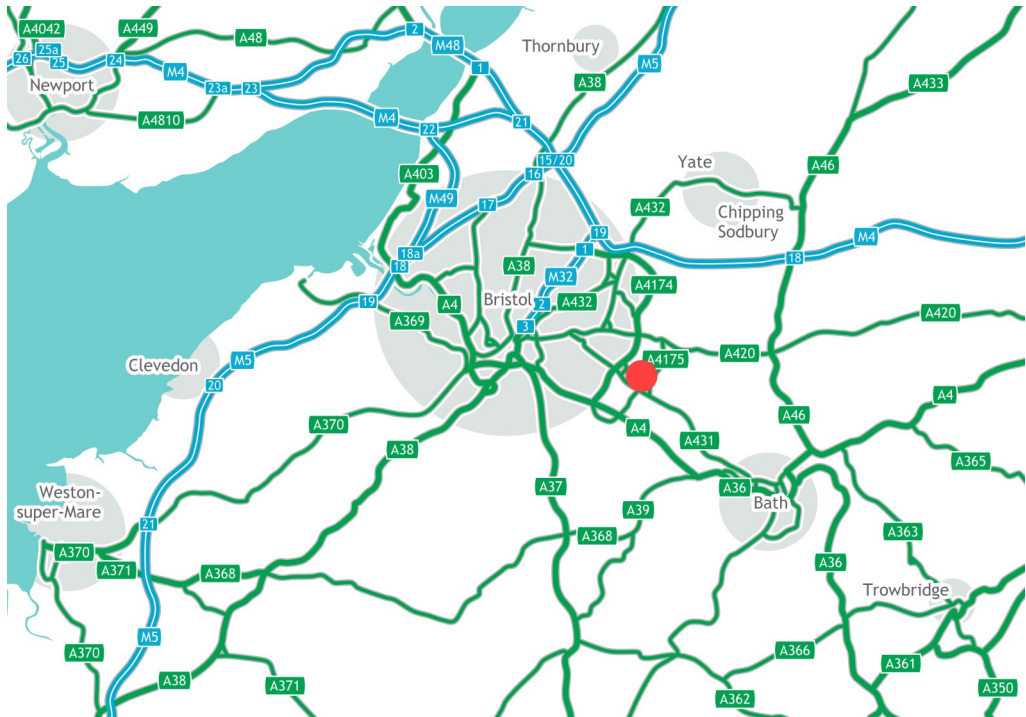
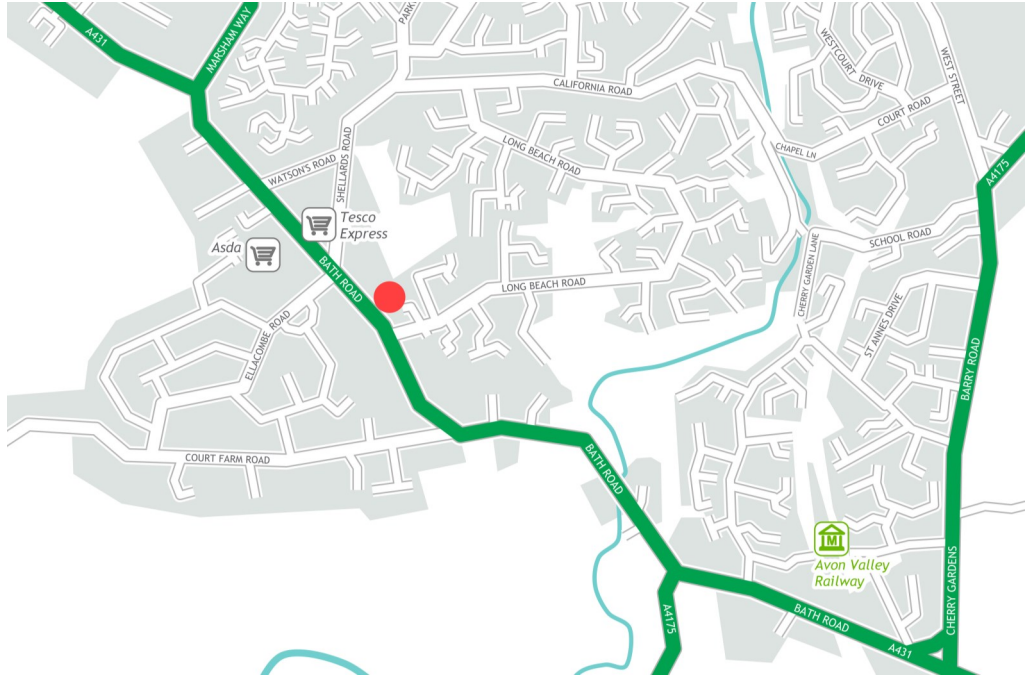
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