

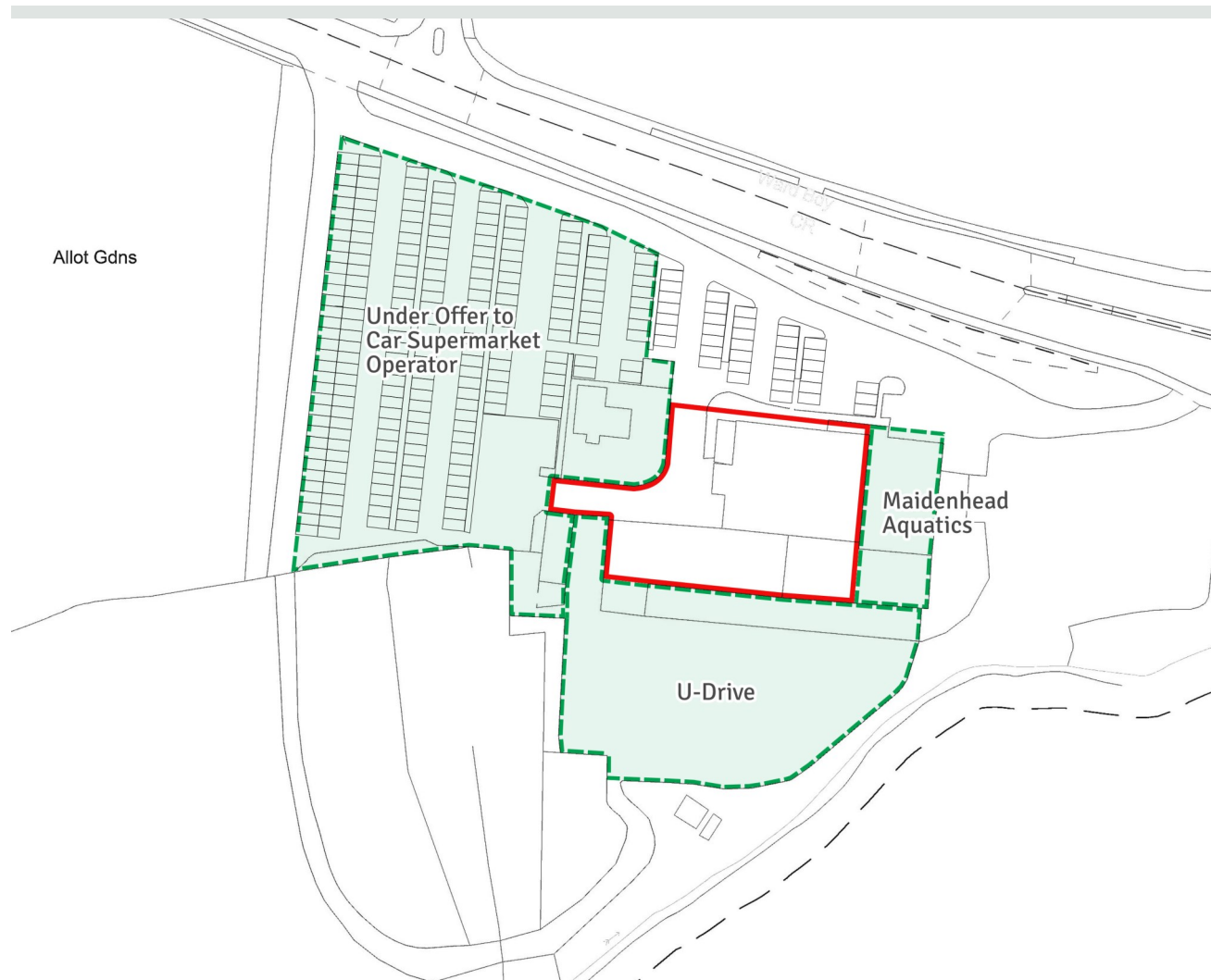
TO LET Retail Premises

rapleys.com
0370 777 6292

Former Garden Centre, Bath Road,
Keynsham, Bristol BS31 2AD

CONTACT **James Clark**
07768 921711 | james.clark@rapleys.com

Richard Curry
07876 747146 | richard.curry@rapleys.com



Large retail premises available
To Let

Prominent location

Ground floor only

Short term lease available up to
5 years

£100,000 pax

TO LET

Retail Premises

rapleys.com
0370 777 6292

Former Garden Centre, Bath Road,
 Keynsham, Bristol BS31 2AD

CONTACT **James Clark**
 07768 921711 | james.clark@rapleys.com

Richard Curry
 07876 747146 | richard.curry@rapleys.com

Location

The property is located on the A4 Bath Road between Keynsham and Bristol and is easily accessible from Bath and the wider area.

The unit sits alongside **Maidenhead Aquatics, U-Drive** and a car supermarket and shares an access/egress with them.

The site is located to the south west of Bristol, close to Brislington, on Bath Road and has good communication links to the surrounding area.

Description

The property forms part of the former Wyevale Garden Centre and consists of a single storey building. The remainder of the building is occupied by **Maidenhead Aquatics** and it is proposed that each will share the car parking directly outside the building.

The site currently has planning consent for retail use.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	1,256.12	13,521

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

A new short term lease of up to five years is offered.

Rent

£100,000 pax.



TO LET
Retail Premises

rapleys.com
0370 777 6292

Former Garden Centre, Bath Road,
Keynsham, Bristol BS31 2AD

CONTACT **James Clark**
07768 921711 | james.clark@rapleys.com

Richard Curry
07876 747146 | richard.curry@rapleys.com

Rating

We are advised that the Rateable Value for the entire property is £58,500 and the UBR for 2019/20 is 50.4p 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.

N.B. As we are offering part of the entire property, the rates will be proportioned to the respective occupants.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

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

Viewing

By arrangement with the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in September 2019.

