

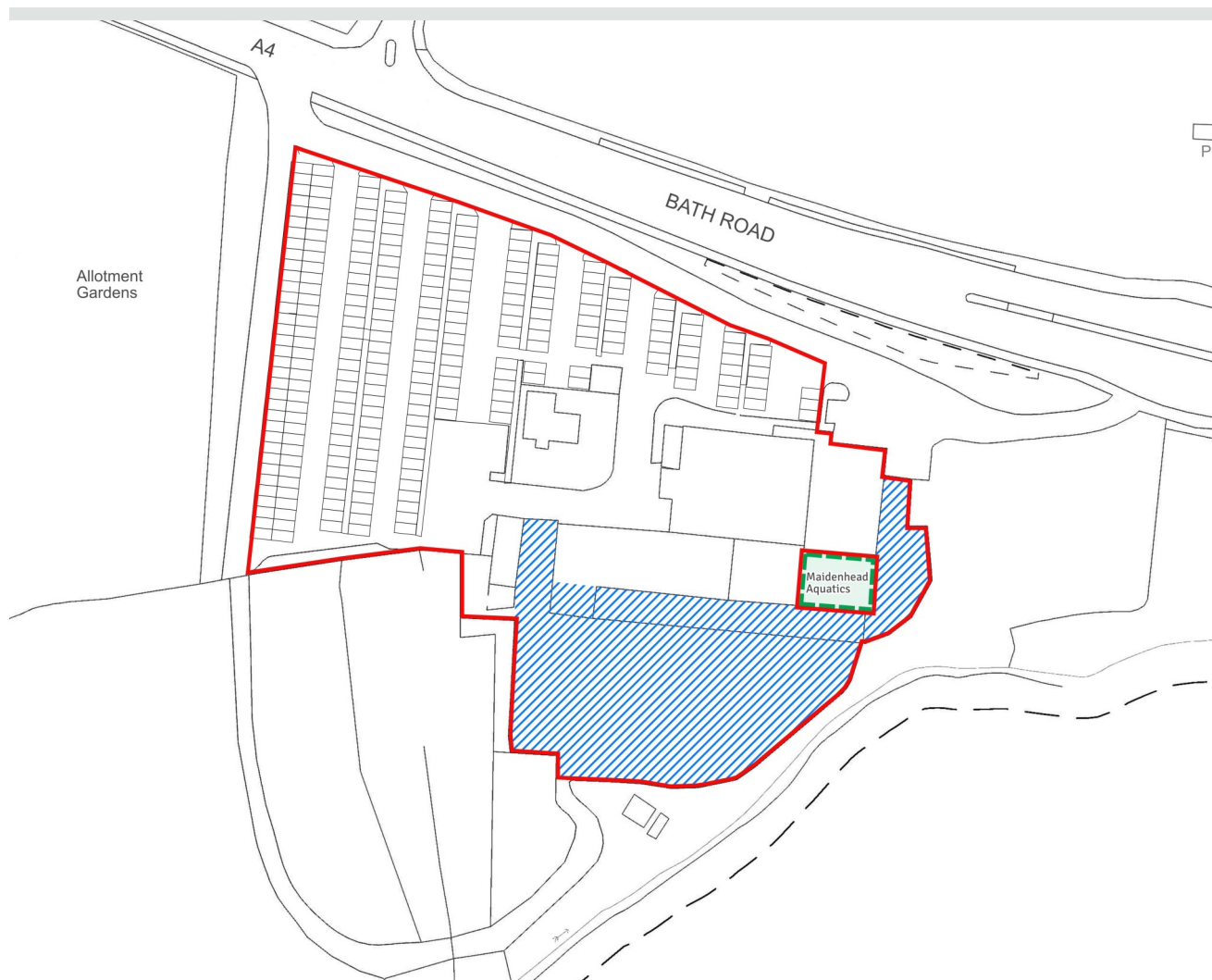
TO LET

Former Garden Centre, Extensive Car Parking and Land

Bath Road, Keynsham, Bristol BS31 2AD

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

Mark Frostick
07785 522958 | mark.frostick@rapleys.com



Former garden centre with
separate small office building,
car park of circa 270 spaces and
rear service land

Prominent location

Short term lease available up to
a maximum of five years

Available whole or in part

Rent upon application



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Location

The site is located on the A4 Bath Road between Keynsham and Bristol and is easily accessible from Bath. The premises are close to Brislington and have good links to the surrounding area.

The garden centre sits alongside **Maidenhead Aquatics** and therefore shares an access/egress as well as car parking directly in front of the building.

Description

Plot A (as edged red on the plan) comprises the former Wyevale Garden Centre as well as car parking spaces and hard-standing land at the rear of the site.

There is also a small separate building on the site which could be used as a site office.

The former garden centre building can be used for a variety of uses and consists of a single storey building with circa 270 car parking spaces.

Plot B (hatched blue on the plan) could be separated from the full site as it is self-contained with a separate gated access adjoining the aquatic centre.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Garden centre building	1,256	13,521
	Hectare	Acre
Plot A Area	0.81	2.00
Plot B Area	0.33	0.81

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.



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Tenure

A new short term lease of up to a maximum of five years is available.

Terms

Rent upon application.

Rating

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 the [Government website](#).

Energy Performance

Energy Performance Asset Rating: C.

VAT

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

Viewing

Strictly by appointment with the sole agent.



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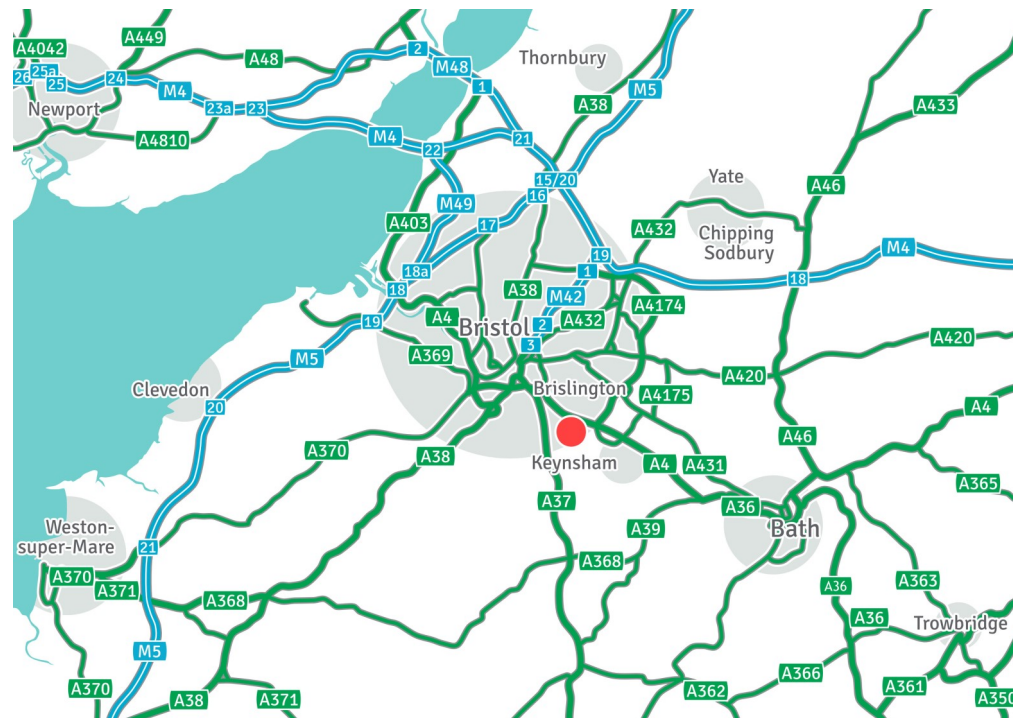
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