

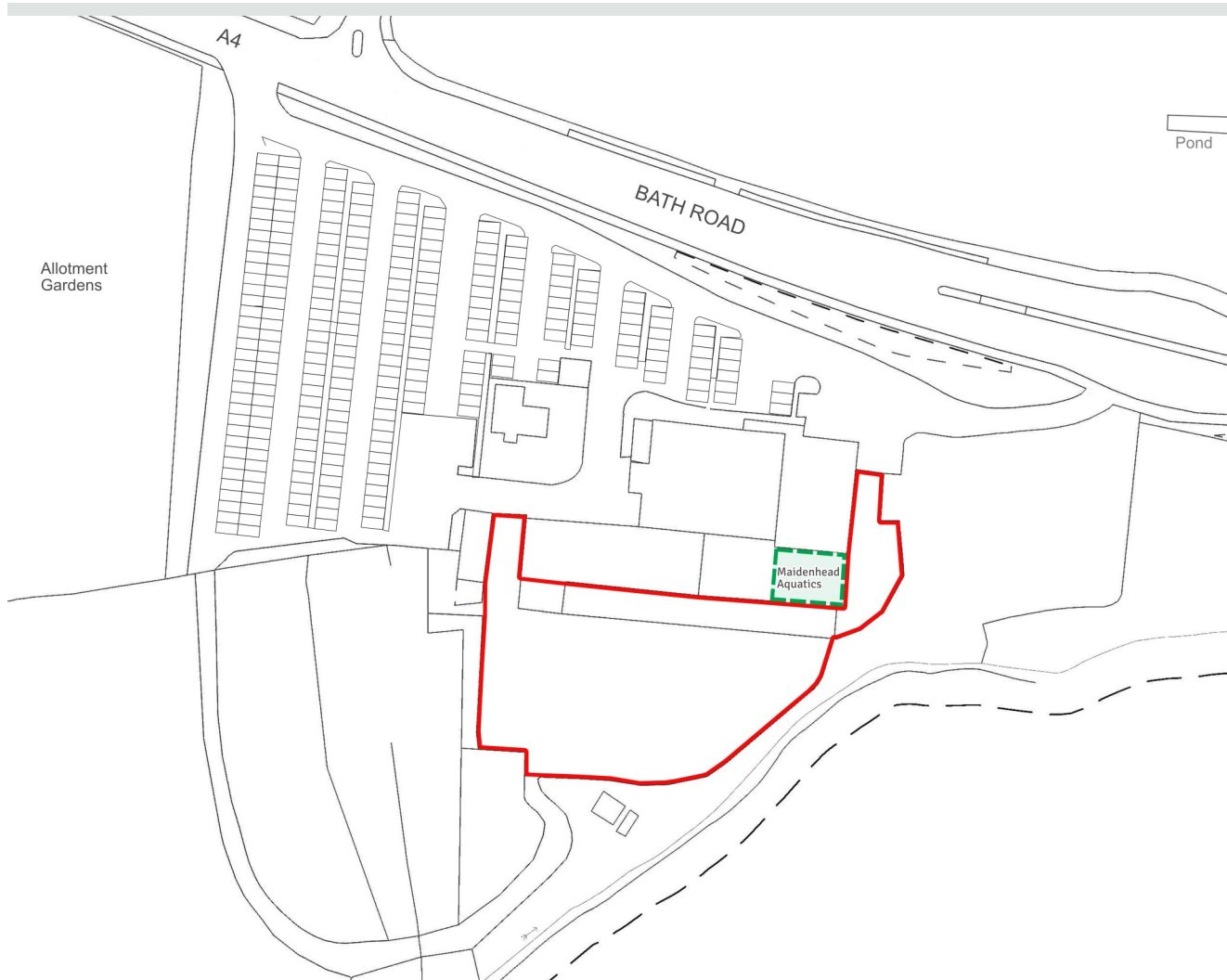
**TO LET**  
**Secure Hard Standing Yard**

Bath Road, Keynsham, Bristol BS31 2AD

rapleys.com  
**0370 777 6292**

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

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



Car parking yard

Prominent location

Short term lease available up to  
a maximum of five years

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**

The premises comprises a self-contained service yard/land which can be used for car parking and has a separate gated access adjoining the aquatic centre.

There is a small building on the site which would suit an office.

**Accommodation**

The property comprises the following approximate floor areas:

	Hectare	Acre
Land	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.

**Tenure**

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

**Terms**

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**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**

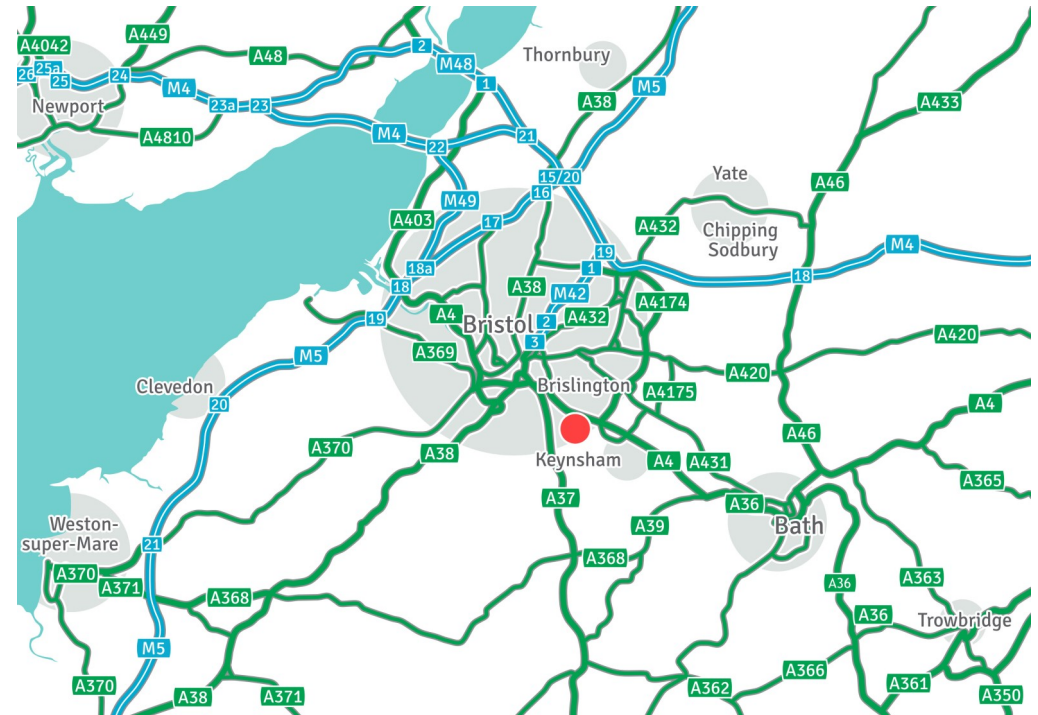
Energy Performance Asset Rating: C.

**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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