



TO LET

1 LARGE , VACANT UNIT. TEMPLE STREET / RIVERSIDE, KEYNSHAM, BRISTOL, BS31 1FS

SUITABLE FOR A VARIETY OF USES: RETAIL, OFFICE, LEISURE, RESTAURANT, MEDICAL, EDUCATION ETC

- **3,110 sq ft available**
- **With retail frontage to Temple Street and to rear courtyard**

LOCATION

The property is situated on the south easterly edge of Temple Street, a continuation of the prime retailing location of High Street within the town of Keynsham. Bath is approximately 7.4 miles south east, and Bristol is approximately 6 miles to the north west. The town currently has a population of c 20,000.

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

DESCRIPTION

This unit is still available and has been intentionally designed to be as flexible as possible to suit a variety of uses. This unit area measures 289 sqm/3,110sqft, and comprises a large flexible open space, new WCs and a kitchenette. The unit has been refurbished to a very high standard, with a highly efficient MVHR heating, cooling and ventilation system, new double glazed curtain walling and doors (within retained arches which provide a beautiful architectural feature), improved building fabric with additional insulation and wall linings, new full fitted out toilets and kitchens, plumbing, lighting, fibre infrastructure, and electronic door entry. Externally there have also been improvements to the cladding, new bird spikes, new condenser units and new planters

The site fronts Temple Street towards its southern end. Part of the site has direct frontage to the street and part is accessed from the rear courtyard. There is a pleasant parkland area beyond the courtyards, leading to the river beyond.

There is no parking with the site, but public car parks are in easy reach on foot.

USES

Bath & North East Somerset Council invite potential occupiers to express their interest in taking on this space and consider the space suitable for a variety of uses.

This might include:

- i. Offices
- ii. Retail
- iii. Restaurants / Cafés / Takeaways
- iv. Workshops / Craft / Light industrial uses
- v. Medical Uses

CAR PARKING

Public car parks are nearby, the nearest within the Leisure Centre.

BUSINESS RATES

To be re-assessed

RENT

Unit 1 - £45,000 exclusive

SERVICE CHARGE

Unit 1 - 24/25 Budget £205.85

EPC

To be assessed on completion of works

VAT

All figures within these terms are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ACCOMMODATION

The premises extend to the following approximate Gross Internal Areas: (N.B some space will be lost due to kitchen and WC installation)

VIEWING & FURTHER INFORMATION

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

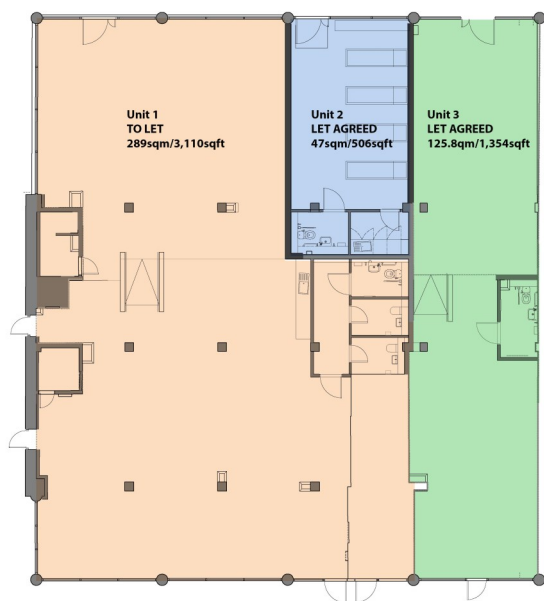
	Sq M	Sq Ft
Unit 1	289	3,110

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

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MODERN COMMERCIAL UNIT



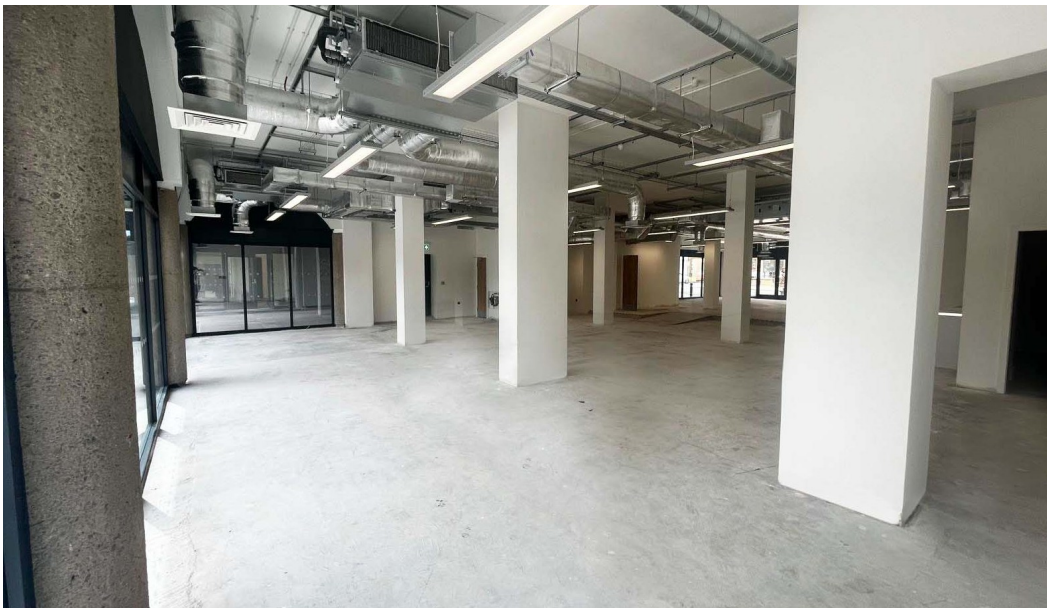
Temple Street Unit Plan
Tenant Split (NIA Areas)



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Carter
Jonas