



TO LET

43, NORTH ROAD, STOKE GIFFORD, BRISTOL, BS34 8PB

**** NEW VEHICULAR ENTRANCE OFF MAIN ROAD NOW COMPLETED ****

****42 ON SITE CAR SPACES ****

LOCATION

Situated approximately 5 miles north-east of Bristol city centre and 2 miles from junction 1 of the M32, this prominently located property is just a 2 minute drive from Bristol Parkway Railway Station.

The premises immediately adjoin Smart Fish & Chips and Allen & Harris Estate Agents and are close to Tesco Express, Barnardo's and a Post Office.

ACCOMMODATION

The premises are arranged as a ground floor lockup shop with the following approximate floor areas and dimensions:

Ground Floor Sales: 264 sq m (2,841 sq ft)
Storage: 118 sq m (1,271 sq ft)

A new vehicular access was created off the main Hatchett Road giving easy access to the premises that benefit from 42 free car spaces outside.

CONTACT

Carter Jonas LLP
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Place, Bristol, BS8 1BQ

carterjonas.co.uk/commercial

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

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LEASE

A new full repairing and insuring lease for a term to be agreed to expire no later than 31 March 2029** incorporating rent reviews 26th April 2023 and 2028.

** A new long term lease would be available, to be agreed.

RENT

£55,000 per annum exclusive.

RATES

According to the valuation office website, we understand that the vacant space is assessed as follows:

Rateable value - £103,000

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

CURRENT FIT OUT

The vacant space is fitted out as a food retailer/convenience store but can be provided as clear space for other uses.

PLANNING

The premises fall under an E class planning consent so can be used for retail, financial and professional services, restaurant/caf , offices, gyms, day nurseries and some medical uses. Each use would be subject to landlord's consent.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated C (64) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

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

VIEWING & FURTHER INFORMATION

Virtual video: <https://vimeo.com/644341236>

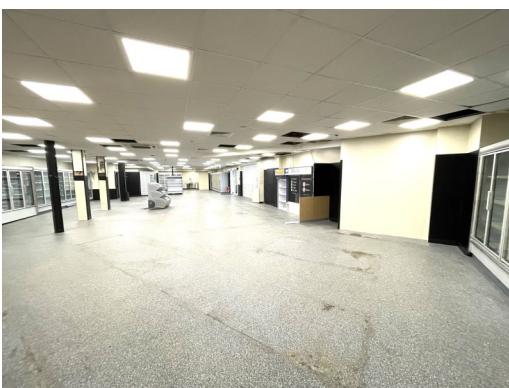
And viewings to be arranged by prior appointment through:

Mathilda Stowey: Mathilda.stowey@carterjonas.co.uk / 0117 403 9982 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit:

carterjonas.co.uk/commercial



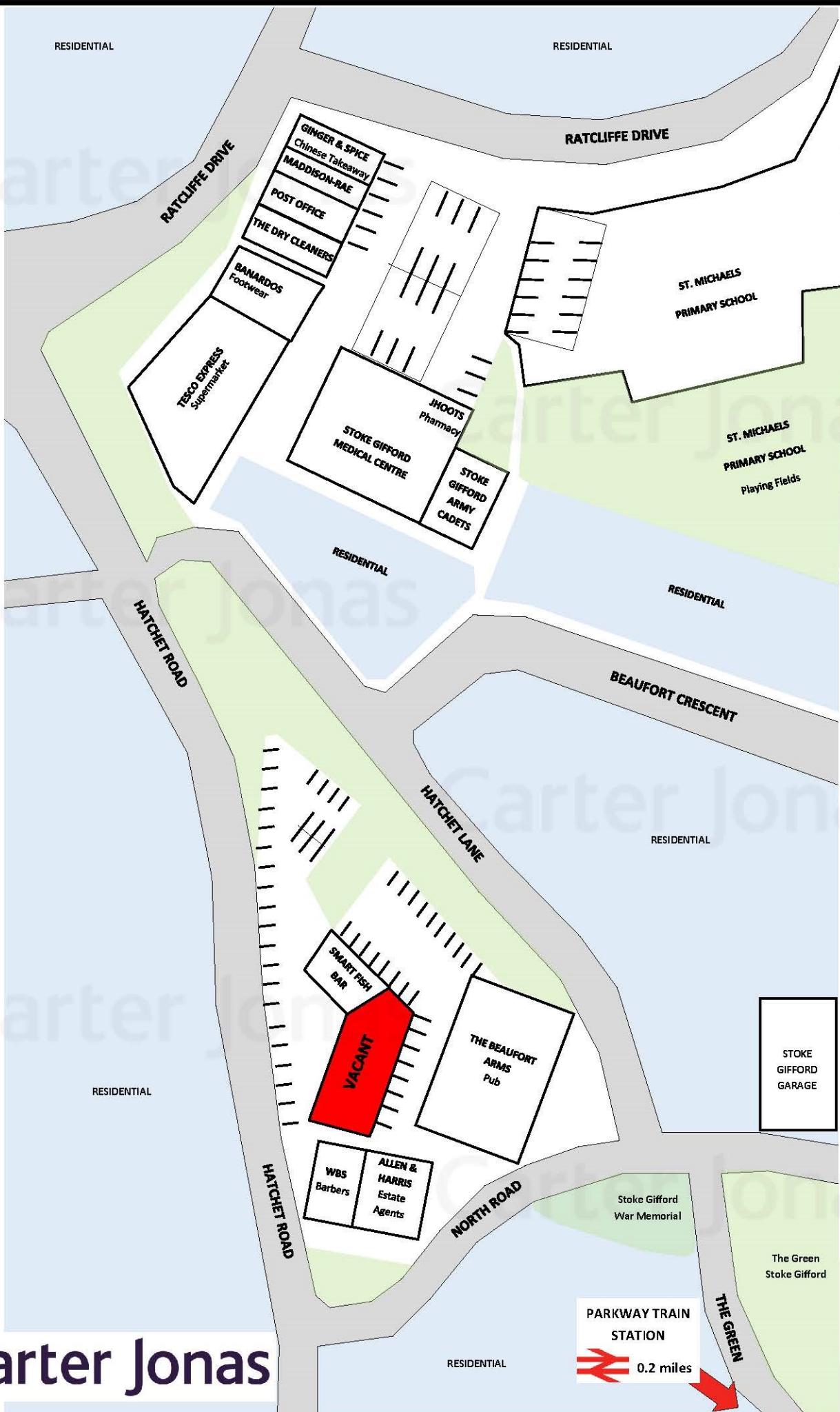
SUBJECT TO CONTRACT July 2024

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This street plan is for identification purposes only and is not to scale.