

RETAIL

**ST LUKE'S HOUSE
EMERSON WAY
EMERSONS GREEN
BRISTOL
BS16 7AR**

RETAIL UNITS TO LET



Units 1-4 Front Elevation

LOCATION

Emersons Green is a popular residential suburb of Bristol located approximately 9 miles north east of the city centre.

The property is situated on the ground floor of St Luke's House, fronting Emersons Way in the commercial centre that serves the local community. Nearby occupiers include **Costa Coffee**, **Barclays**, **Halifax** and **Sainsbury's**.



WILLIAMS ■ GUNTER ■ HARDWICK

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

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Williams Gunter Hardwick is a member of PAI The Independent Commercial Property Consultants Network.
More information can be found at www.pai.uk.com

DESCRIPTION

A retail planning consent has been granted to refurbish part of the ground floor on this site to create 4 new retail units. A1 (Retail), A2 (Financial and Professional Services), and D1 (Non-residential institutions) uses will be considered, subject to planning. Units will be available from mid 2017.

ACCOMMODATION & RENT

Units will be provided to shell specification with capped off services. Consideration will be given to accommodate different size requirements by amalgamating or splitting space as required.

Unit	Size	Rent (per annum exclusive)
Unit 1:	81.85 m ² (881 ft ²)	£18,500 per annum
Unit 2:	79.99 m ² (861 ft ²)	£18,000 per annum
Unit 3:	107.02 m ² (1,152 ft ²)	To be Café
Unit 4:	106.75 m ² (1,149 ft ²)	To be Café

Units 3 & 4 will each be allocated 3 car parking spaces.

NB: These areas have not been measured by ourselves and have been provided by a third party.

LEASES

New effectively full repairing and insuring leases will be available for terms to be agreed incorporating 5 yearly upward only rent reviews.

PLANNING

An A1 (retail) planning consent has been granted on the units. Consideration will be given to A2 (financial & professional services) and D1 (Non-residential institutions), subject to planning.

SERVICE CHARGE

A service charge will be levied for the maintenance and upkeep of the roof and structure as well as the car parking area. The service charge is to be approximately £1.30 per sq ft.

RATES

To be reassessed.

LEGAL COSTS

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

VAT

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

VIEWING

Strictly by prior appointment through:

Steve Cullis (steve@wghproperty.co.uk) or
Stuart Williams (stuart@wghproperty.co.uk) at this office.

FURTHER INFORMATION

For all details of properties marketed by this firm, please visit www.wghproperty.co.uk

SUBJECT TO CONTRACT

MARCH 2017

St Luke's House, Emerson Way, Emersons Green, BS16 7AR



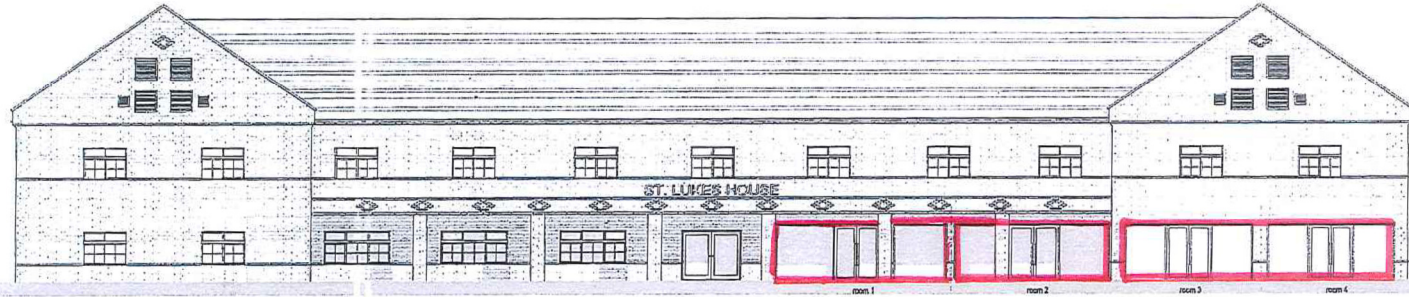
Grahams House

St Luke's House

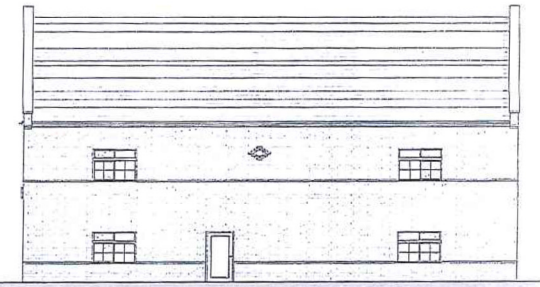
Sainsbury's

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figures dimensions only.

A1



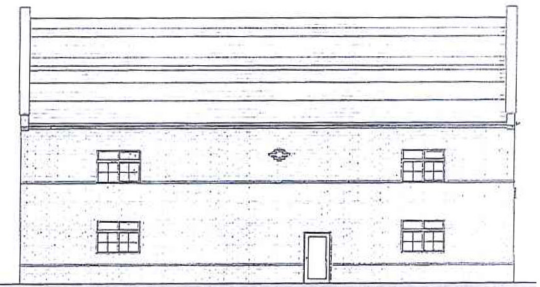
Proposed Front Elevation
1:100



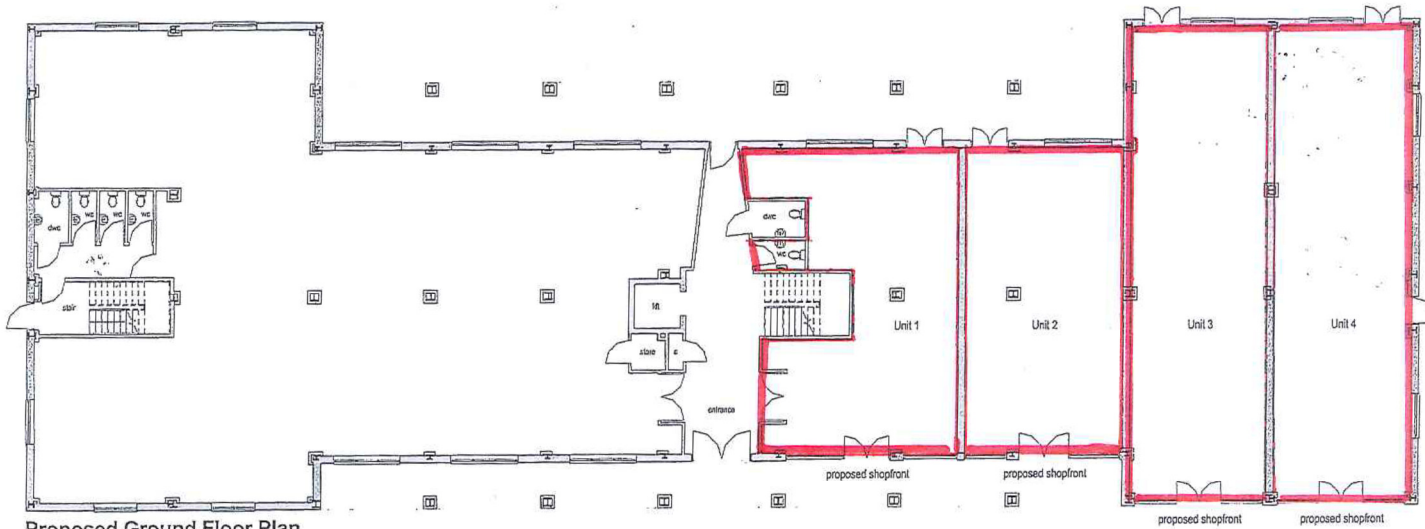
Proposed Side Elevation 1
1:100



Proposed Rear Elevation
1:100



Proposed Side Elevation 2
1:100



Proposed Ground Floor Plan
1:100

EMERSON WAY

ST. LUKE'S CLOSE

Flower and Hayes Developments

Old Mills House, Old Mills, Paulden, Bideford, Devon, TQ16 1JL
T: 01761 416054 F: 01761 416133
www.flowerandhayes.co.uk

PROJECT
Ground floor to be partially subdivided into 4 units, shop frontages to all 4 units and Change of use to units 3 & 4 from A1 Retail to A3 Restaurants and cafés
St Lukes House, Emersons Green

DRAWING TITLE
Proposed GF plan & Elevations

DATE Dec 2016	SCALE 1:100	DRAWN BY GH	CHECKED BY RBT
DRAWING NUMBER 226	PROJECT NO. PL_03		REVISION NO.