

# Bristol

## Aspects Leisure Park

### New A3 Opportunity Available



#### Location

Aspects Leisure Park is well located on the A4174 East Bristol ring road, approximately 6.5 miles from the city centre.

Aspects is anchored by a 13 screen **Vue cinema**, **Bowlplex** and **The Gym**. Restaurants on the scheme include **Frankie & Benny's**, **Chiquito**, **Nando's**, **McDonald's**, **Pizza Hut** and a **Fayre & Square** pub restaurant .

In the immediate vicinity of the scheme is **Gallagher Retail Park**, a principal retail scheme anchored by **Boots**, **Marks & Spencers**, **New Look**, **Next** and **Outfit**, as well as Longwell Green Retail Park and Asda superstore.

#### Accommodation:

The unit provides the following approximate areas: **578.6sq m** **6,228 sq ft**  
There is potential to split this unit further details upon request.

#### Rent

Upon Application

#### Viewing & Further Information

Strictly by prior arrangement only with:

**Chris O'Mahony**  
comahony@savills.com  
0117 910 2204

**Carlene Hughes**  
chughes@savills.com  
0207 7409 8177

[savills.co.uk/retail](http://savills.co.uk/retail)

#### Tenure

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

#### Service Charge

The annual service charge and buildings insurance contribution for the 2018 year is estimated at £20,593.56

#### Rates

Rateable Value 2017	£33,250
UBR (2018/19)	49.3p/£

The government has introduced a transitional phasing system which phases in increases/decreases in Business Rates. Interested parties are advised to make enquiries with the Local Authority to confirm their likely Business Rates liability.

#### Legal Costs

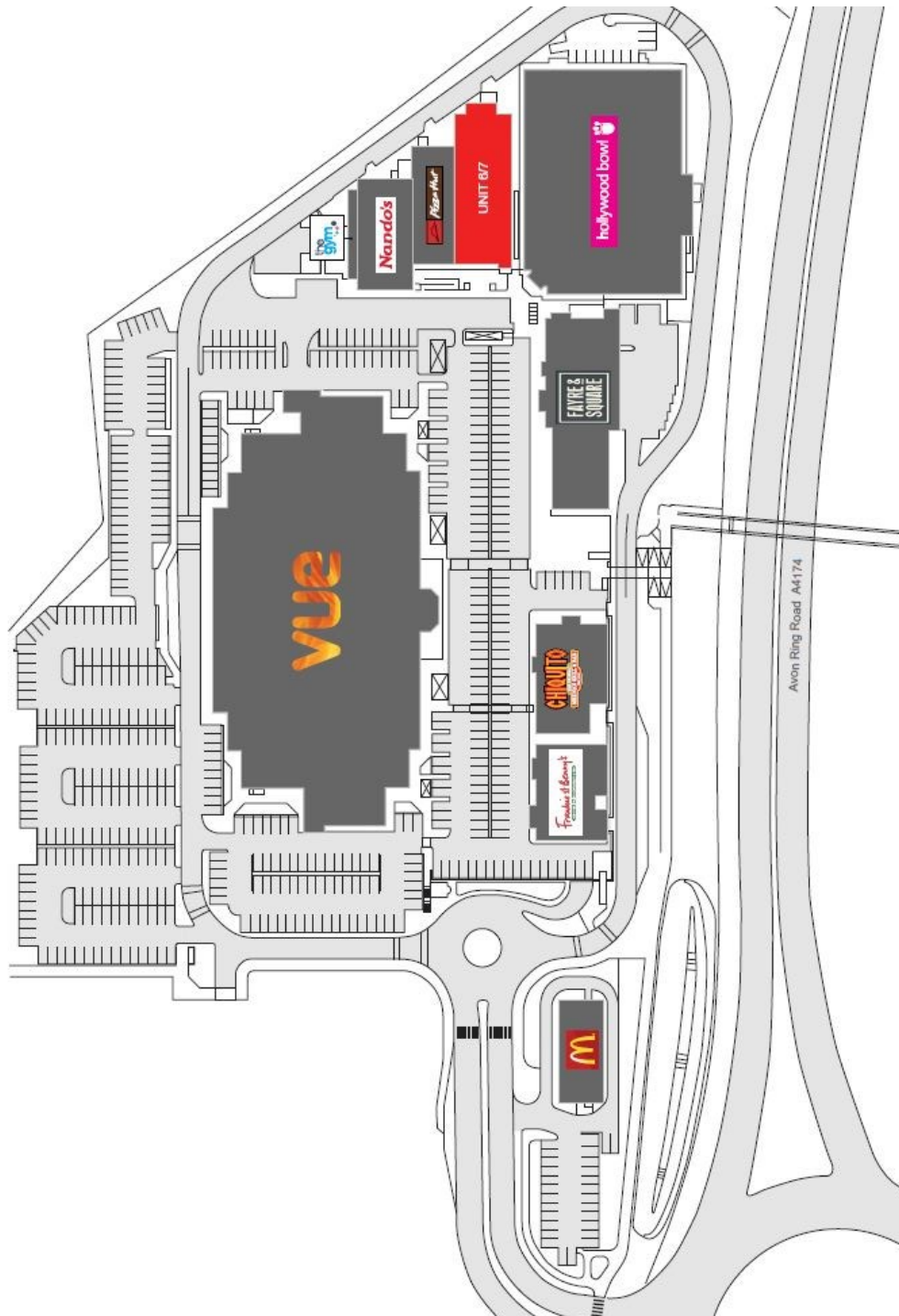
Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### EPC

Available on request.

**savills**

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