

UNIT A2 CHANNONS HILL RETAIL PARK

FISHPONDS ROAD, BRISTOL, BS16 2EA



RETAIL WAREHOUSE UNIT TO LET
6,348 SQ FT GIA
SUBJECT TO VACANT POSSESSION



The unit occupies a prominent trading position adjacent to B&M, within Channons Hill Retail Park, which is approximately 3.5 miles north east of Bristol town centre and 1 mile from Junction 27 of the M32.

Channons Hill Retail Park is accessed off the nearby A432 Fishponds Road and is anchored by a 23,000 sq ft B&M and an 8,000 sq ft Iceland with other occupiers on the Park including a 14,500 sq ft Xercise 4 Less, and Card Factory. 254 free car parking spaces are provided on the Park.

DESCRIPTION

The unit comprises a retail warehouse, which provides a large trading area, storage, staff facilities and rear servicing.

TERMS

Subject to vacant possession, the unit is available to let via a new lease for a term to be agreed and five yearly upwards only rent reviews, on full repairing and insuring terms. The current annual service charge for the unit is £5,078.

ACCOMMODATION

The unit provides the following approximate areas :

Gross Internal Area	589.74 sq m	6,348 sq ft
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PLANNING

We understand that the unit benefits from A1 use.

EPC RATING

A - 24

VAT

VAT is payable to the rent.

LEGAL COSTS

Each party to bear its own legal costs in dealing with this transaction.

Quoting Rent	£ 90,000
RATEABLE VALUE	
The 2017 Rateable Value for the unit is:	
Rateable Value	£57,500
Rates Payable (2018/19)	£28,348

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.



VIEWING

To be arranged via sole letting agents:-

Huw Thomas huw.thomas@coark.com 029 2034 6312

REF: RP/101161- JULY 2018

Dominic Garner dominic.garner@coark.com 029 2034 6375

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Regulated by RICS

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