



TO LET

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

**** 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)

There are 42 free car spaces outside.

Permission was secured at planning appeal dated 23 February 2022 to permit the construction of a new vehicular access off Hatchett Road at the front of the premises. <https://developments.southglos.gov.uk/online-applications> Ref No. P20/21170/F

CONTACT

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IMPORTANT INFORMATION

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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

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/café, offices, gyms, day nurseries and some medical uses. Each use would be subject to landlord's consent.

ENERGY PERFORMANCE CERTIFICATE

A certificate with a rating of 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

Strictly by prior appointment through:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

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

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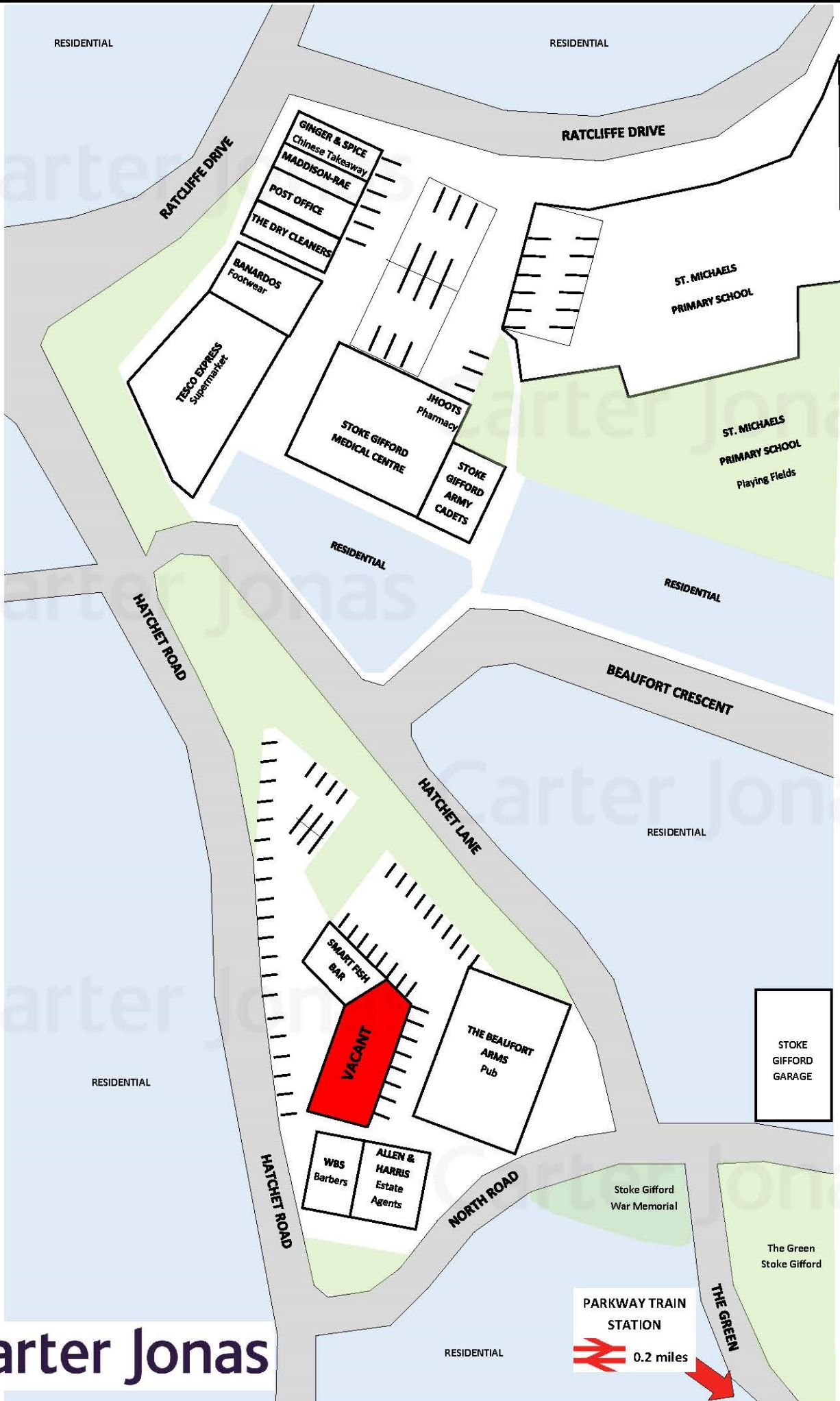
SUBJECT TO CONTRACT December 2022

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