

# RESTAURANT/PUB/RETAIL

# RESTAURANT / PUB/ RETAIL



# TO LET

## PUB/ RESTAURANT, SHIELD RETAIL CENTRE, FILTON, BRISTOL, BS34 7BR

**GROUND FLOOR AREA: 641.29 SQ M (6,903 SQ FT)**

**\*\*SPLITS CONSIDERED FROM 92.9 SQ M (1,000 SQ FT) \*\***

### DESCRIPTION

The Shield Retail Centre is a well-established, easily accessible shopping destination, located in the suburb of Filton, in north-west Bristol. The centre comprises 60,000 sq ft of trading space, and is home to a mix of convenience and destination occupiers including Home Bargains, Snow+Rock, Farm Foods together with a 63 bed Premier Inn and KFC drive thru restaurant. There is free on-site parking for 255 vehicles.

### LOCATION

The Centre is prominently located at the junction of the A38 and A4174 Avon Ring Road with 46,500 traffic movement daily. It is situated approximately 3 miles from Junction 16 of the M5 and 2.4 miles from Junction 1 of the M32.

In the immediate vicinity BAE Systems, Airbus, GKN Aerospace and Rolls Royce employ approximately 12,000\* people and SGS College has 9,000 students. 75,000 people live within a 2.5 mile radius.

This standalone two storey building immediately adjoins the Premier Inn and next to KFC, and adjoins the A38.

\* South Gloucestershire Council (2015)

### CONTACT

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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

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### IMPORTANT INFORMATION

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## ACCOMMODATION

The gross internal floor areas are as follows:

Ground Floor: 641.29 sq m (6,903 sq ft)

First Floor: 3 bed & 1 bed flat

Plans available on request.

## LEASE

A new full repairing and insuring lease is available for a term to be agreed incorporating 5 yearly upward only rent reviews.

## RENT

£132,500 per annum exclusive.

## SERVICE CHARGE & INSURANCE

Service charge is £6,639 for the year ending March 2024 and building insurance is currently £2,280.53.

## PLANNING

It is understood that the premises previously traded as a restaurant under an E Class planning consent so would be suitable for a variety of uses, such as retail, financial & professional services, offices, as well as some leisure and medical uses, all subject to landlord's consent.

## RATES

To be re-assessed.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

A certificate is being prepared.

## 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](mailto:timothy.edgell@carterjonas.co.uk) / 0117 363 5702 / 0117 922 1222 or

Stuart Williams, [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222 at this office.

For details of all commercial properties marketed through this firm please visit: [carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**SUBJECT TO CONTRACT OCTOBER 2023**

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