



BARBERSHOP
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SIGNMARKET

TO LET

Commercial Premises

Bridgwater Road (A38), Bristol, BS41 8JP

Detached commercial building – 314 sq ft net approx

Location

The property is located on the A38 Bridgwater Road between Bedminster Down and Barrow Gurney, approximately 6 miles south of Bristol city centre.

The property is 3 miles from Bristol Airport and is situated in a unique position on the very busy A38 in a layby, which allows passing traffic to stop directly outside the property.

The surrounding area is predominantly residential, however there are a number of nearby occupiers being the A38 Breakfast Box, Woodspring Golf Club and The Winford Arms and The Inn at Yanleigh pubs.

M5



9 miles northwest

Bristol



6 miles

**Weston-
super-Mare**



14 miles



Accommodation

Description

The accommodation comprises a standalone unit which is currently vacant and is approximately 314 sq ft net. The entrance is via a single UPVC door and there are security roller shutters across the door and window to the front. There is a separate WC accessed through the gate to the right of the property.

Internally, the unit is open plan with a small storage area. There is small power electricity within the unit and pendant lighting.

Parking

There is space to park for a limited to the front of the unit, within the layby.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Ground Floor	314	29.17
TOTAL	314	29.17

Main road frontage



F&B



Open plan layout



Onsite parking



Recessed lighting



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of North Somerset Council.

Tel: 01934 888888 or <https://n-somerset.gov.uk/>

Business Rates

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The property is exempt.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available on a new full repairing lease with terms to be negotiated.

Rent/Purchase Price

The property is offered to let for £12,500 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: SP/SC/98576

Date: August 2023

Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.