

**LARGE RETAIL UNIT TO LET ON A NEW LEASE -
Fishponds, Bristol, 707A Fishponds Road, BS16 3UH**
Ground Floor Area/Sales Area 479.38 sq.m (5,160 sq.ft)



Location

Fishponds is located approximately 2 ½ miles due East of Bristol City Centre. The subject premises occupy a prominent position having extensive frontage to Fishponds Road. The property is opposite **Morrisons Supermarket** and **Lidl**. Retailers within Fishponds include **Superdrug**, **Sainsbury's Local**, **William Hill**, **Specsavers** as can be seen from the attached traders extract.

Description

The premises comprise a modern, purpose built former supermarket building. To the side of the property is an access road leading to a rear service yard. There is a goods lift connecting ground and first floors.

Accommodation

Internal Width	15.01 m	49ft 3 ins
Shop Depth	32.03 m	105ft 1 ins
Built Depth	43.00 m	141ft 1ins
Ground Floor Sales	479.37 sq.m	(5,160 sq.ft.)
Ground Floor Stores	52.68 sq.m	(567 sq.ft.)
First Floor Storage	497.21 sq.m	(5,352 sq.ft.)

A small self contained flat is located on the flat roof, access is via an external staircase from the service area.

Lease

Available by way of a new lease for a term of years to be agreed subject to rent review.

Commencing Rental

£65,000 per annum exclusive of Business Rates, Building Insurance and VAT.

Rating Assessment

Rateable Value	£50,000
Rate in £ (2018/2019)	48.0p
Rates Payable	£24,000.00p

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

Energy Performance Rating

C: 67

Floor Plans

Available upon request.

Legal Costs

Each party are to be responsible for their own legal costs incurred within the proposed transaction.

Barry Muggridge

Rowley Hughes Thompson

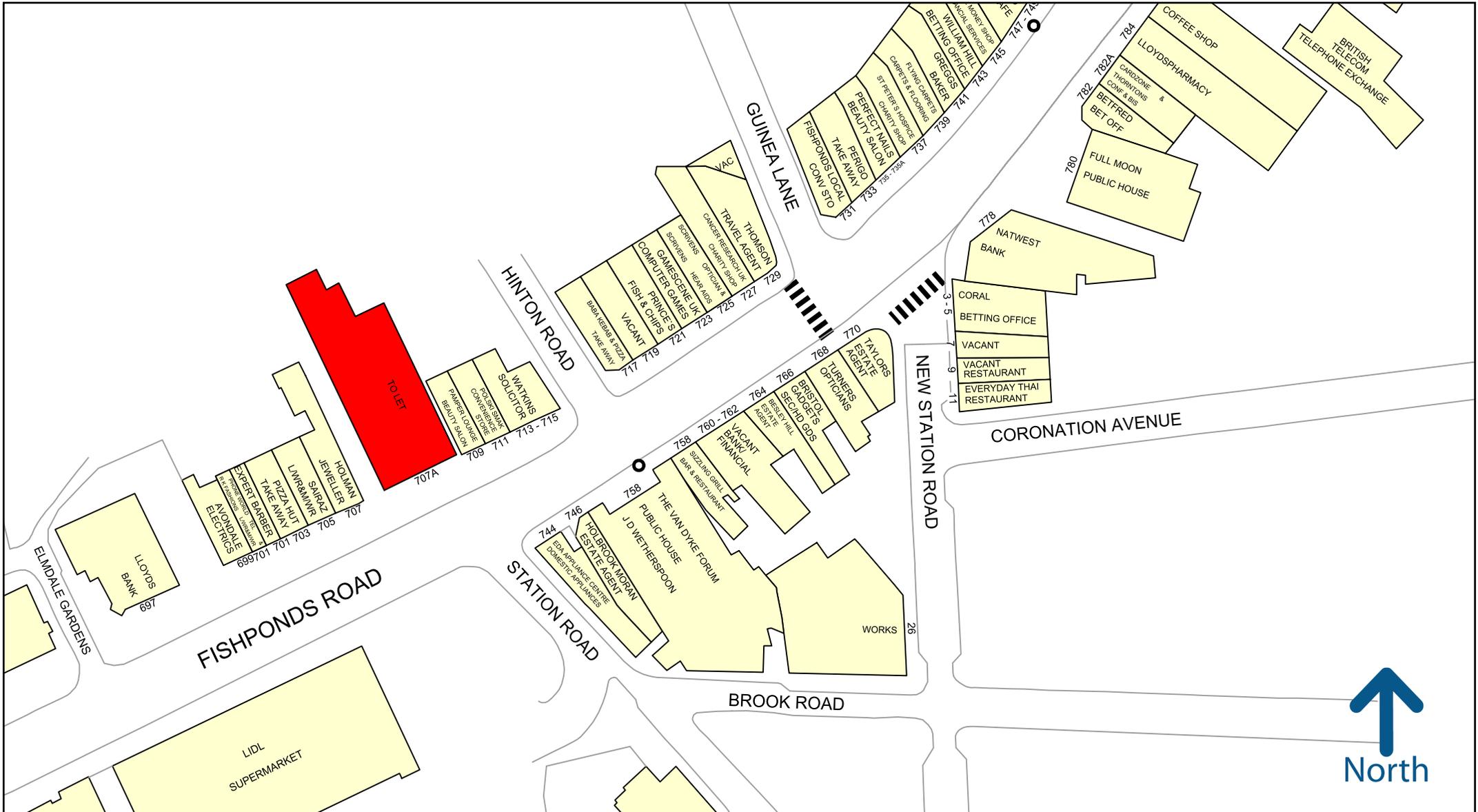
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All transactions are exclusive of VAT

SUBJECT TO CONTRACT

Date Revised: August 2018



50 metres



North

Experian Goad Plan Created: 14/08/2018
Created By: RHT



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