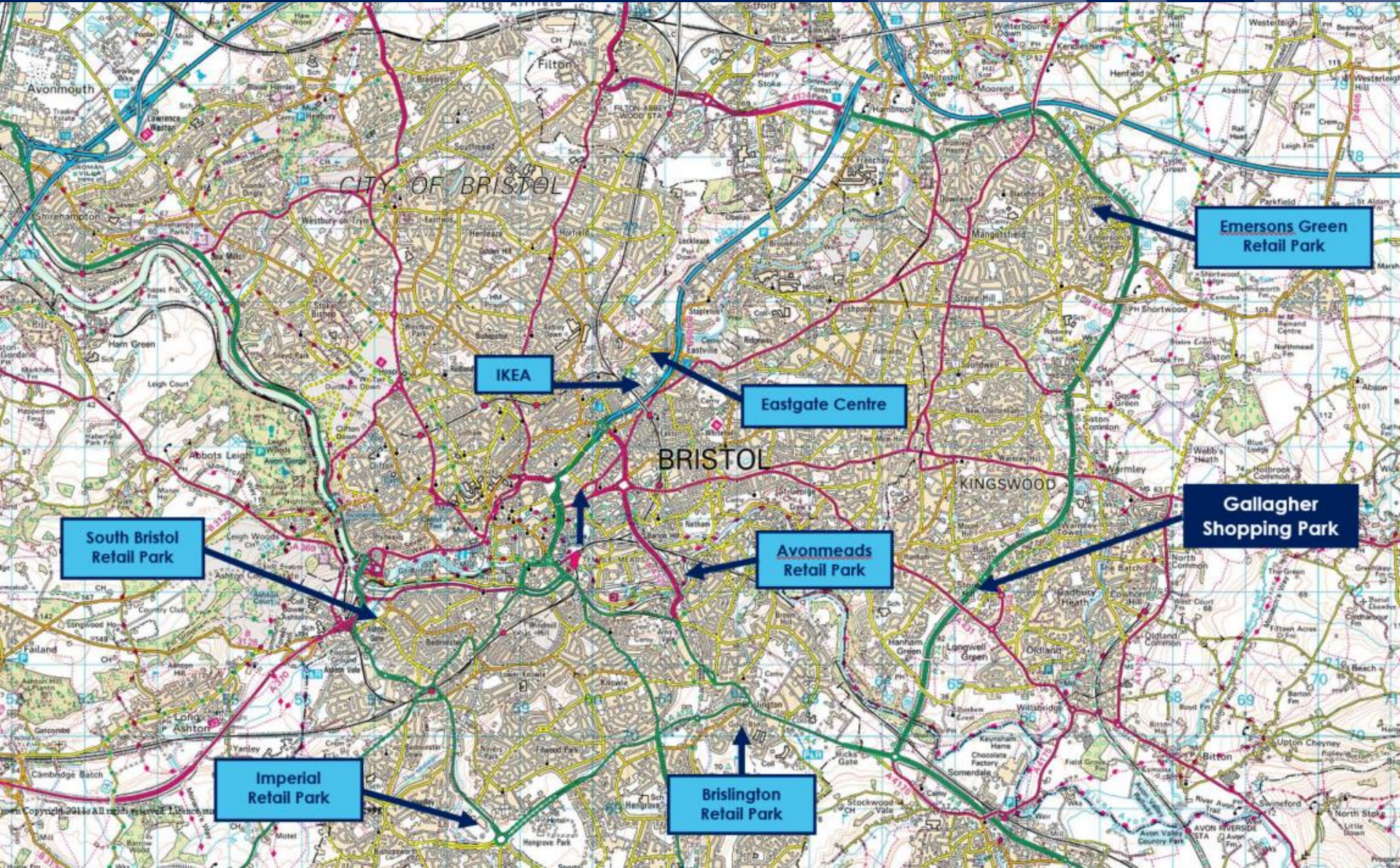
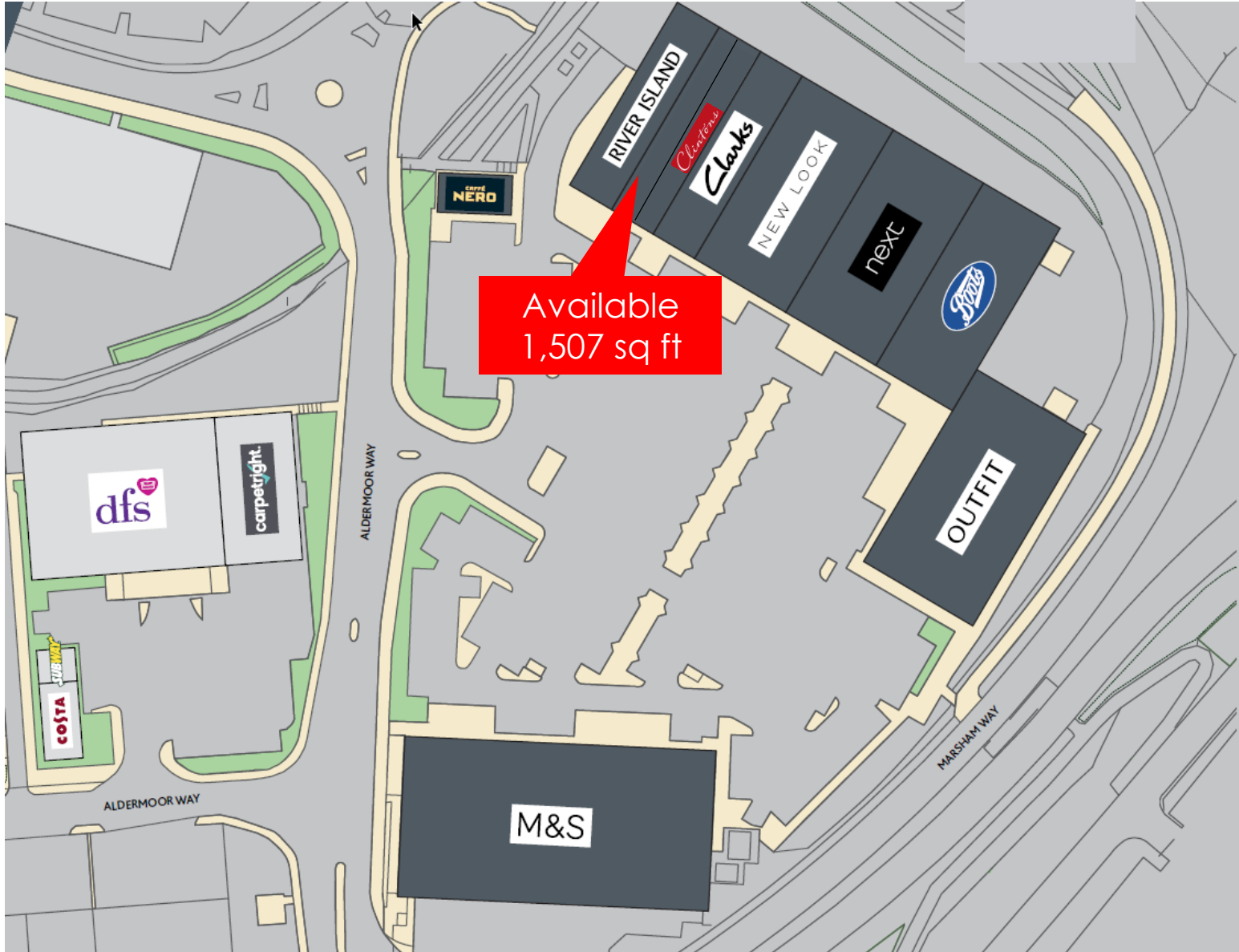




**To Let
1,507 sq ft**

- ❑ 1,507 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting





Location

Located 4 miles east of the city centre, adjacent to the A4174 outer ring road.

Description

The prime out of town shopping park in Bristol, with occupiers including M&S, Next, Boots, Outfit, New Look, River Island, etc.

Size/Availability

1,507 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 22 September 2023. The current rent passing is £82,500 per annum. There is a tenant break option on 23 September 2021.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Planning Consent

Open A1 non food.

Rates Payable

£37,800 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£2,438 per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

Contact**James Potter**

Tel: 020 7317 3774

Mob: 07770 930 777

Email: james.potter@avisonyoung.com

Mark Phelps

Tel: 020 7317 3773

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