



TO LET

22 Badminton Road

Downend, Bristol BS16 6BQ

Self-contained commercial premises. Ground & First Floors 2,994 sq ft net approx.

Location

Downend is an affluent suburb to the north-east of Bristol. The area is mainly residential with a population of approximately 12,000.

The property occupies a prominent corner plot on the A432 which acts as the main thoroughfare through Downend. Nearby occupiers include Sainsbury's, HSBC, Well Pharmacy and Co-op.

The M32 is only 2 miles to the northwest with the M4 being approximately 2.5 miles to the north.

M32



2 miles northwest

M4



2.5 miles north

Bristol



7 miles



Accommodation

Description

The property comprises a self-contained unit with a glazed shop front and a glazed entrance door. The unit has most recently been used as a bank and provides a retail space to the front, with partitioned consulting rooms, strongroom/safe and WC facilities. The accommodation benefits from rear access onto Cleeve Road.

Parking

There is a large free car park nearby and on-street parking is available.

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	2,767	257.1
First floor	227	21.09
TOTAL	2,994	278.1

High street frontage



Glazed shopfront



WC facilities



Retail



Leisure



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 South Gloucestershire Council.

Business Rates

Interested parties should make their own enquiries to South Gloucestershire 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

An EPC has been commissioned and will be available for inspection.

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

The property is offered to let for £35,000 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. We recommend that the prospective tenants 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

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AK Ref: SP/TD

Date: May 2023

Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

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PROPERTY CONSULTANTS

