

# 22 Badminton Road

Downend, Bristol BS16 6BQ

**IO-LET** 

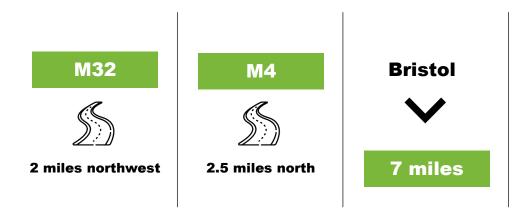
Self-contained commercial premises. Ground & First Floors 2,994 sq ft net approx.



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.





# 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.

TOTAL	2,994	278.1
First floor	227	21.09
Ground Floor	2,767	257.1
Area	Sq ft	Sq m



# 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. <u>www.voa.gov.uk</u>.

### **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 Pembroke House 15 Pembroke Road Clifton Bristol BS8 3BA

www.alderking.com

AK Ref: SP/TD Date: May 2023 Subject to Contract Thomas Dugay 0117 317 1094 07974 186 462 tdugay@alderking.com

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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 adv ce from a specialist source.

