



TO LET

Unit 6 Cheswick Village

Long Down Avenue, Bristol, BS16 1GU

Ground floor commercial unit – 1,540 sq ft net approx

Location

Cheswick Village is a large residential development in Bristol, approximately 5 miles north of the city centre. The area lies in the heart of a 77 acre plot between Filton, Lockleaze and Stoke Gifford and has been redeveloped to provide over 1,000 new homes.

The Square offers a number of commercial units of various sizes, providing amenity to the residents and students in the area. The Square sits adjacent to Wallscourt Farm Academy School.

Current occupiers of The Square at Cheswick include Co-op, Boston Tea Party, Barnardo's, Happy Days Nursery and a number of independent businesses including a delicatessen, hair salon, gym and Chinese takeaway.

M4



3 miles northeast

M5



4.5 miles north

Bristol



5 miles



Accommodation

Description

Unit 6 is a ground floor commercial unit situated adjacent to Co-op and Boston Tea Party. The accommodation has most recently been used for food takeaway but would suit a variety of uses. The space is open plan in nature, with a fitted kitchen area and a WC. There is a service door at the rear.

Parking

The Square at Cheswick benefits from free visitor parking spaces across the site for max 2 hours.

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
Unit 6	1,540	143.07
TOTAL	1,540	143.07

Retail



Glazed
shopfront



Loading
area



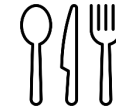
Onsite
parking



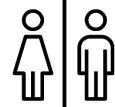
Lighting



Kitchen area



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Sui-Generis 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

The EPC Rating is B and the full certificate can be provided on request.

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 £24,500 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 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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Clifton
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www.alderking.com

AK Ref: 98326

Date: June 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.