



TO LET

Offices at Cadbury Garden Centre

Congresbury, Bristol, BS49 5AA

Ground Floor Offices – 4,175 sq ft net approx.

Location

Congresbury is an attractive village located in North Somerset, located 13 miles south of Bristol and 7 miles east of Weston-super-Mare. Offering easy access to Bristol or the M5 motorway via the A370, Bristol International Airport is also only 6 miles away. Yatton railway station is also situated less than 2 miles away and provides regular direct services to Bristol Temple Meads and London Paddington.

M5



6 miles west

Yatton



2 miles

Bristol



13 miles



Accommodation

Description

The self-contained office accommodation is located at ground floor level and forms part of the Cadbury Garden Centre. Due to be refurbished, the accommodation benefits from gas fired central heating, suspended ceilings incorporating recessed lighting and a number of partitioned offices / meeting rooms.

Onsite amenities include a coffee shop, restaurant, farm shop and a range of clothing outlets.

Parking

The accommodation is offered with allocated on site car and bicycle parking.

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	4,175	387.87
TOTAL	4,175	387.87

Perimeter trunking



Suspended ceilings



Bicycle parking



Onsite parking



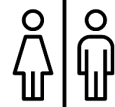
Recessed lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Class E use but any occupier should make their own enquiries to the Planning Department of North Somerset Council.

Tel: 01934 888 888 or www.n-somerset.gov.uk.

Business Rates

Interested parties should make their own enquiries to North Somerset 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 C57 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 £14.00 per sq ft 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

Pembroke House
15 Pembroke Road
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Bristol
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www.alderking.com

AK Ref: TWD/0164/98473

Date: October 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.

