

Confidential - Staff Unaware

TO LET

Unit 3A, Abbey Wood Retail Park, Filton Avenue
(off Station Road), Filton, Bristol
BS34 7JL



AVAILABILITY

Our clients are seeking to assign their leasehold interest, subject to contract and covenant.

RATING

We have been informed by the local rating authority that the property is assessed on the following basis.

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

Rateable Value (2010):
£189,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable.

VIEWING

Strictly by appointment through the sole agent:

Pudney Shuttleworth, 25a Park Square West,
Leeds, LS1 2PW

Contact: Michael Pudney
Direct Line: 0113 203 1131
Email: mp@pudneyshuttleworth.co.uk

SUBJECT TO CONTRACT
Updated November 2011

LOCATION

Abbey Wood Retail Park is located in a recognised retail destination fronting Station Road (Ring Road - A4174), close to M32 (Junction 1) and M4 (Junction 19). The retail park comprises; **Matalan, Pets at Home, JJB Sports, Brantano, Next Clearance, T J Hughes and McDonalds**. Close by are **B & Q** and **Sainsbury's** supermarket.

DESCRIPTION

The premises are arranged over ground floor and provide the following floor area.

Ground Floor: 931 sq m 10,016 sq ft

LEASE

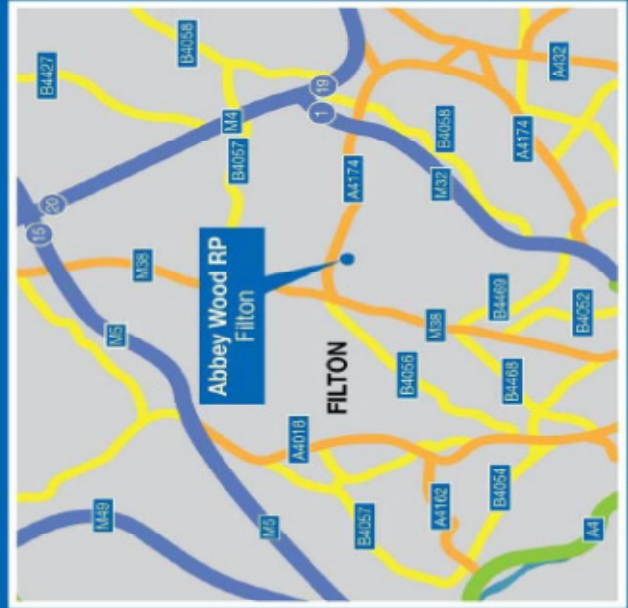
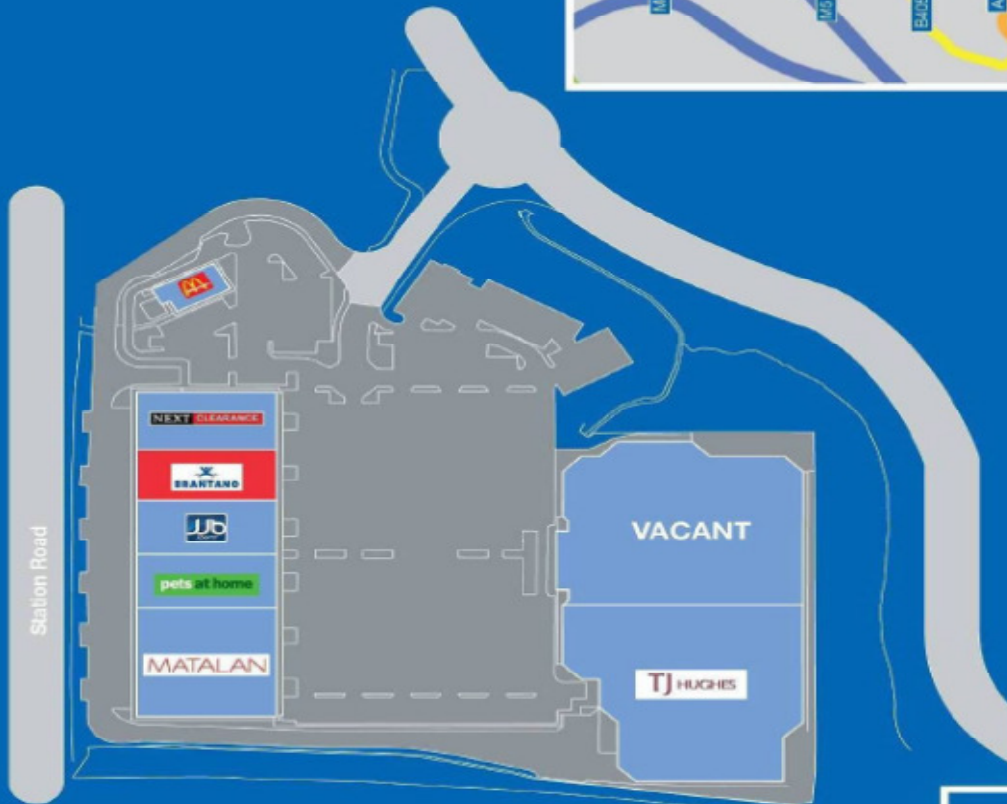
The premises are held by way of an effectively FR & L Lease to expire 24th December 2022, subject to 5 yearly rent review on 25th March 2015. The current rent is £204,400.00 per annum exclusive.

Open A1 non-food retail use.



LOCATION PLAN

Abbey Wood Retail Park – Filton, Bristol



Brantano
3A, Abbey Wood Retail Park, Filton,
Bristol BS34 7JL



Pudney Shuttleworth
RETAIL & LESSEE PROPERTY CONSULTANTS
0113 3444 444

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