

RETAIL OPPORTUNITY

**Unit 3, 110 Emerson Way,
Emersons Green,
Bristol
BS16 7AS**

TO LET

LOCATION

Emersons Green is a residential outer suburb of Bristol, Gloucestershire. It is located approximately 8.4 miles north-east of Bristol, 7.8 miles north of Keynsham and 13 miles north-east of Bath. The property is well located adjacent to Emersons Green Retail Park occupiers include Sainsburys, Boots, Lidl, Sports Direct, Costa Coffee, Iceland.

Other occupiers in the parade include Dentist, Barbers, Massage Therapist, Nail Bar and Chiropractor.

ACCOMMODATION

The premises ground provides the following areas and dimensions:-

GF Sales	855 sq ft
GF Staff	212 sq ft
Total	1,067 sq ft

It benefits from vehicular rear access and parking to the rear with a dedicated parking space

TENURE

Assignment of the existing lease 10 years from November 2023 at £25,000pa, rent review in the 4th and 10th year.



EPC
E(111)

BUSINESS RATES

Rateable Value £20,000
UBR (2024/2025) 0.546
Rates Payable £ 10,920 (Estimate)

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

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SUBJECT TO CONTRACT & VACANT POSSESSION