



TO LET

Unit 3 Haywood Village

Whitney Crescent, Weston-Super-Mare, BS24 8ES

Ground Floor Commercial Unit – 1,615 sq ft approx

Location

Haywood Village forms part of the Winterstoke Urban Village and Weston Business Quarter which comprises the redevelopment of the former Weston Airfield. Haywood Village itself extends to approximately 2,500 homes together with primary school and local centre. Weston Business Quarter includes a number of office occupiers in The Hive business centre together with a Travelodge Hotel.

The available accommodation is located on the ground floor of a three storey building prominently located within Haywood Village close to one of the principle roundabout junctions on the new airfield link road. The first and second floors accommodate 36 residential flats.

M5



4 miles

Bristol



22 miles



Accommodation

Description

Haywood Village itself extends to approximately 2,500 houses together with a primary school and local centre. The local centre is prominently located adjacent to the primary school and close to one of the principle roundabout junctions. It comprises a three storey brick built building with five commercial units and 36 residential flats to the upper floors. Existing tenants include Co-op convenience store, a barbers & Haywood Pharmacy.

Unit 3 is finished to a shell specification.

Parking

Parking for the retail spaces is provided within the local centre car park.

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 3	1,615	150
TOTAL	1,615	150

Shell specification



Glazed shopfront



Onsite parking



Amenities



Nearby Population



Planning | Rates | EPC | Terms

Planning

We are 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 622 669.

Business Rates

Interested parties should make their own enquiries to the Valuation Office Agency (VOA) 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

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 to let by way of a new full repairing lease on terms to be negotiated.

Rent

The property is offered to let at a commencing rent of £20 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 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
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: RH/84344

Date: April 2023

Subject to Contract



Rebecca Harries

0117 317 1086

07900 407 653

rharries@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

