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PROPERTY CONSULTANTS

TO LET

Café Premises

Pinkers Country Store, Latteridge Lane, Iron Acton, Bristol, BS37 9TY

Unique opportunity to occupy a new café unit adjoining a successful Country store – 1,158 sq ft net approx.



Location

Latteridge is a picturesque hamlet in South Gloucestershire, which lies on the B4059, north of Iron Acton and south of Rudgeway and Earthcott. The accommodation enjoys good transport connections, with the M4/M5 interchange less than 5 miles away.

The accommodation is also conveniently located close to the market towns of Thornbury and Chipping Sodbury, both of which offer a wide range of amenities nearby.

The accommodation is situated within the popular Pinkers Country store, which is a major supplier of Saddlery, Country Clothing and Game Farm equipment.



**Bristol
Parkway**



6 miles south-west

M4/M5



5 miles west

Thornbury



4 miles

**Chipping
Sodbury**



5 miles

Accommodation

Description

The accommodation comprises a recently constructed café premises adjoining the existing Country Store. The area has been specifically created to provide a new café seating area accessed directly from the shop. The accommodation also provides male, female and disabled WCS and a kitchen area ready for equipment to be installed.

The accommodation has access to a paved area to the rear suitable for outside seating.

Parking

There is a large shared car park to the front of the store.

Services

We are advised that all 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 the state and condition of such items.

Area	sq ft	sq m
Ground floor	1,159	107.67
TOTAL	1,159	107.67

All measurements are approximate net internal area.

Café premises



Suspended ceilings



Outside seating



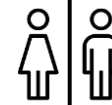
On-site parking



Recessed lighting



WC facilities



Postcode BS37 9TY



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Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for café use, but any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council.

Tel: 01454 868004 or www.southglos.gov.uk

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

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 accommodation is available on a new full repairing lease for a term of years to be agreed.

Rent

£15,000 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. 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 AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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PLANNING



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MANAGEMENT
SERVICES



ASSET
RECOVERY

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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.