

RETAIL/COMMERCIAL

**WINCANTON GATEWAY
BA9 8AA**



TO LET

WINCANTON GATEWAY, BA9 8AA

NEW RETAIL UNITS TO BE CONSTRUCTED

(LATE 2023)

(ADJOINING NEW COFFEE DRIVE THRU)

70 SQ M (755 SQ FT) - 686 SQ M (7,385 SQ FT)

LOCATION

Wincanton is situated just off the busy A303, 39 miles east of Taunton and 34 miles west of Salisbury.

The site is situated just off the A303 Junction immediately adjoining McDonalds, whilst opposite KFC, Travelodge (57 beds) and The Wagtail Marston's Pub, all accessed off the A371.

CONTACT

Carter Jonas LLP
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

**Carter
Jonas**

ACCOMMODATION

This 0.38 ha (0.938 acre) site is to be developed to provide a new branded coffee drive thru, where terms have been agreed, and a rank of unit shops to be constructed later in 2023, with gross internal floor areas and quoting rents as follows:

Unit No.	Sq M	Sq Ft	Rent (per annum excl)
1	221.00 sq m	(2,374 sq ft)	£47,500
2	138.60 sq m	(1,491 sq ft)	£29,750
3	70.20 sq m	(755 sq ft)	£17,500
4	70.20 sq m	(755 sq ft)	£17,500
5	9.33 sq m	(1,005 sq ft)	£22, 500
6	93.33 sq m	(1,005 sq ft)	£23,500

Units can be combined or possibly split to create larger or smaller space.

HANDOVER SPECIFICATION

The units will be completed to shell specification with new shop fronts and capped off services.

LEASE

New leases are available for terms to be agreed incorporating 5 yearly rent reviews.

RENTS

Quoting rents are set out above and are payable quarterly in advance, + VAT

SERVICE CHARGE & INSURANCE

Tenants will pay a share of the general upkeep, maintenance and management of this development by way of a service charge. In addition, they will pay a proportion of the insurance for the premises.

RATES

Each unit will be assessed once occupied.

LEGAL COSTS

Each party to bear their own legal costs in any transaction.

ENERGY PERFORMANCE CERTIFICATE

Each unit will be assessed once constructed.

VAT

All figures within these terms are exclusive of VAT where applicable.

The premises are elected for VAT so any rents and/or prices will be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

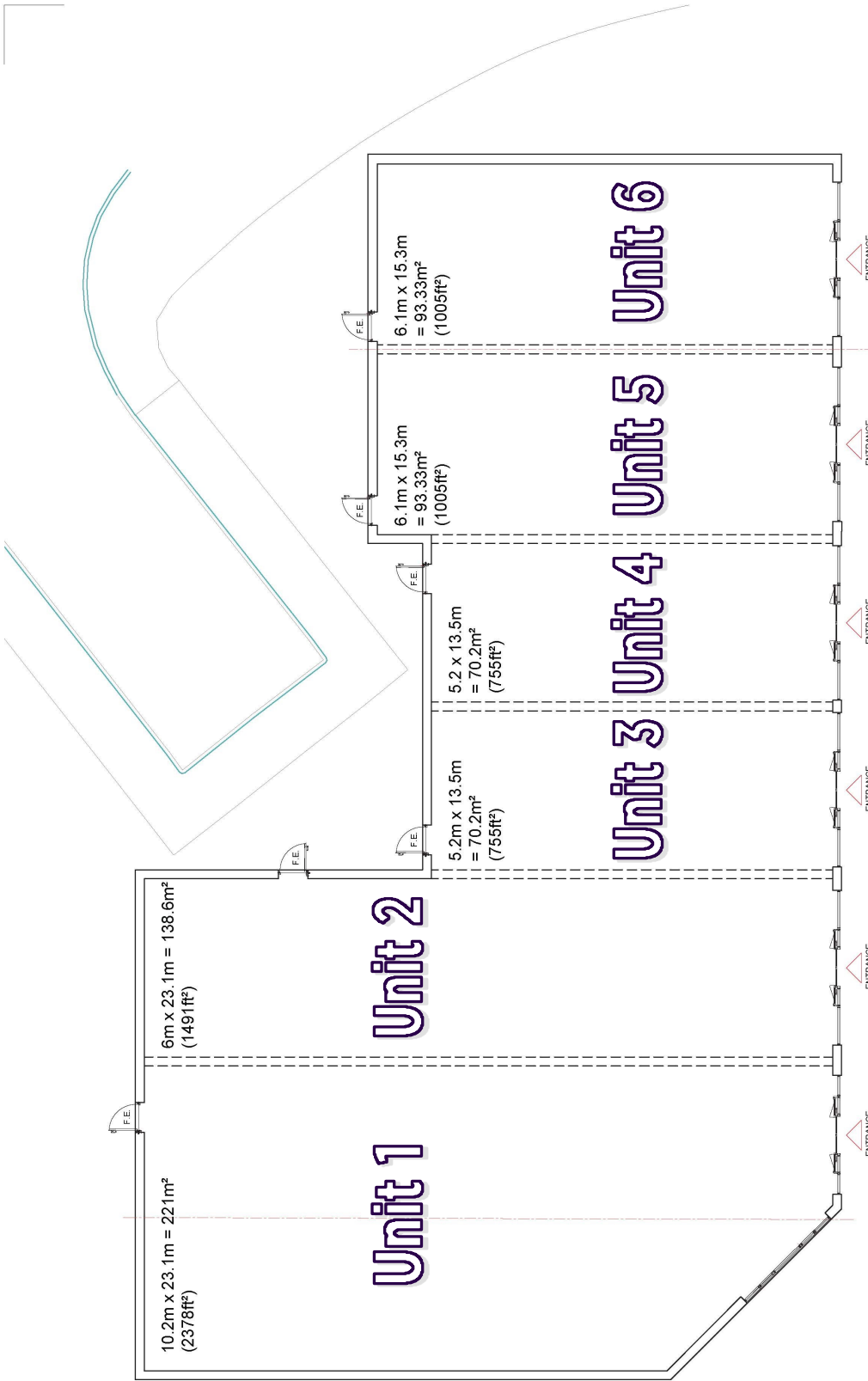
Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

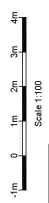
SUBJECT TO CONTRACT February 2023

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FLOOR PLAN



BESWICK PARTNERSHIP LIMITED
CHARTERED ARCHITECTS
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 GLoucestershire GL2 2JX
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- FEASIBILITY
- FOR INFORMATION
- FOR COMMENT
- PRELIMINARY
- PLANNING
- BUILDING REGULATIONS
- TENDER
- CONSTRUCTION ISSUE
- AS BUILT

rev.	date:	description:
B	2021/03/04	Alterations to layout.
C	2021/03/11	Layout further updated.
D	2021/03/16	Floor lowered by 500mm.

client: HOPKINS ESTATES LTD
 scale: 1:100 @ A2
 date: 2021/02/11
 drawn by: DB
 checked by: FJG
 project: LAND AT LONG CLOSE, WINCANTON
 drawing title: PROPOSED FLOOR PLANS TO RETAIL UNITS
 drawing number: 219,34 - 09
 revision: D



PROPOSED RETAIL UNITS



Stratton Park House, Womborough Road
Swindon, SN3 4HG
Telephone
01793 828000
Website
www.pfa.co.uk

This drawing is produced for the purposes of supporting a planning application and should not be relied upon for any other purpose, or distribution, without the prior written consent of PFA Consulting.

GENERAL NOTES

1. This drawing is based on the Topographic Survey of the site dated 15th July 2021, Ref: 18468. Drawing Number: 73646/1-2.
2. All built survey uncertainties by D&M Surveys, dated 15th July 2021, Drawing Number: 73646/1-2, are shown in red on this drawing. The date of the survey is 15th July 2021. Drawing Number: 73646/1-2.
3. All other survey uncertainties by D&M Surveys, dated 15th July 2021, Drawing Number: 73646/1-2, are shown in blue on this drawing. The date of the survey is 15th July 2021. Drawing Number: 73646/1-2.
4. All proposed highway works to be constructed in accordance with the current version of the Specification for Highway Works (SHW).
5. The Contractor shall seek clarification from the Highway Authority prior to commencing any works shown on this drawing or any discrepancy between this drawing and the Specification, prior to construction.
6. The works shown on this drawing could affect statutory undertakers' apparatus and the Contractor is responsible for ensuring that the works do not interfere with any apparatus in the vicinity of any such apparatus.
7. All works within the limits of the highway shall be carried out in accordance with the current version of the Highway Works (SHW) and the Contractor shall be responsible for ensuring that the works do not interfere with any apparatus in the vicinity of any such apparatus.
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KEY

	Application Boundary
	Highway Boundary
	Root Protection Area
	Electric Charging Point Parking Space
	Disabled Parking Space

No.	Date	Description	Drawn	Checked
1	18/07/2021	For Issue	UK	GT
Status				
FOR PLANNING				

Client
Hopkins Estates Ltd

Project
Land at Long Close, Wincanton

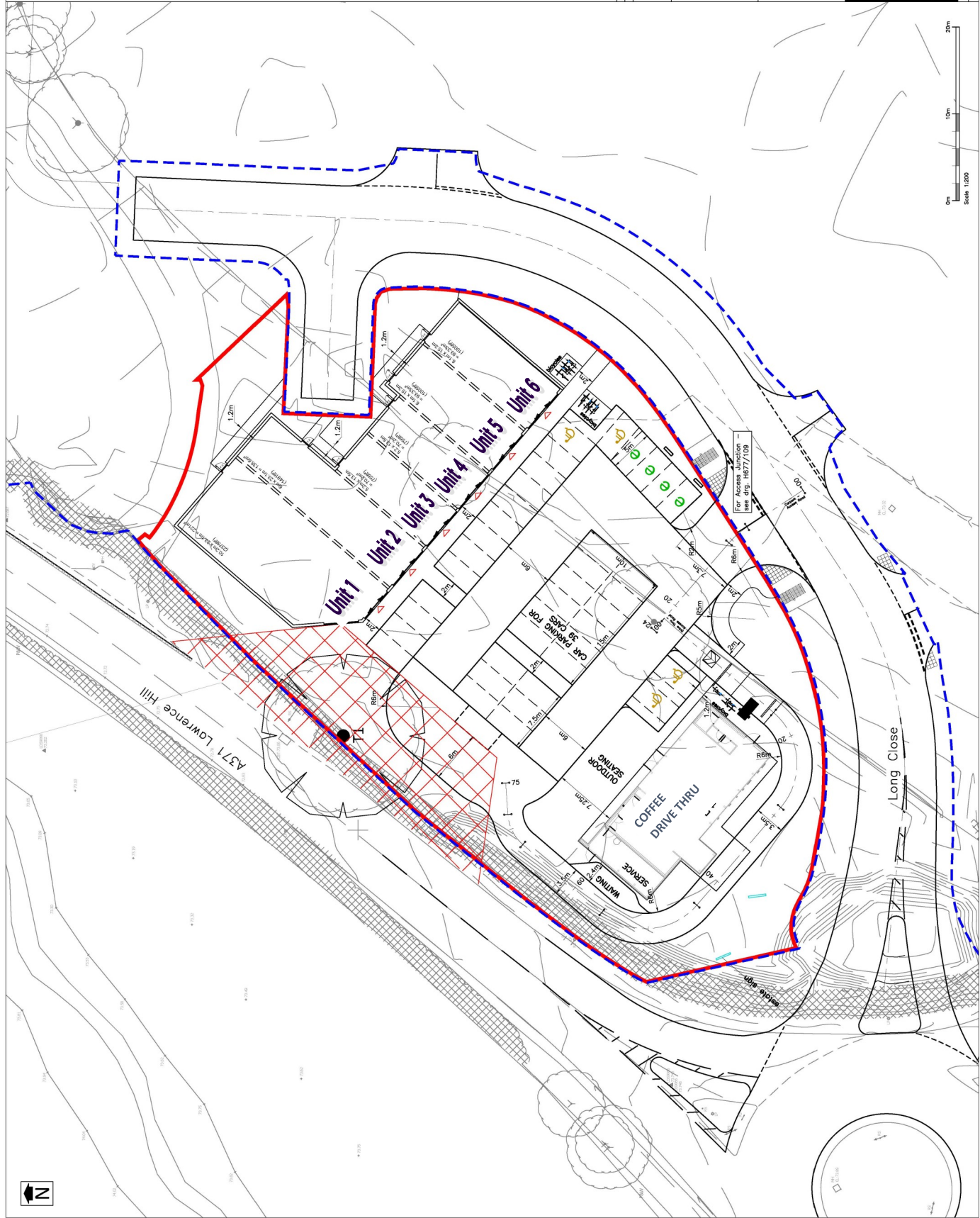
Drawing Title
Proposed Drive Thru - General Arrangement

Drawing No.
H677/101

Date:
April 2023

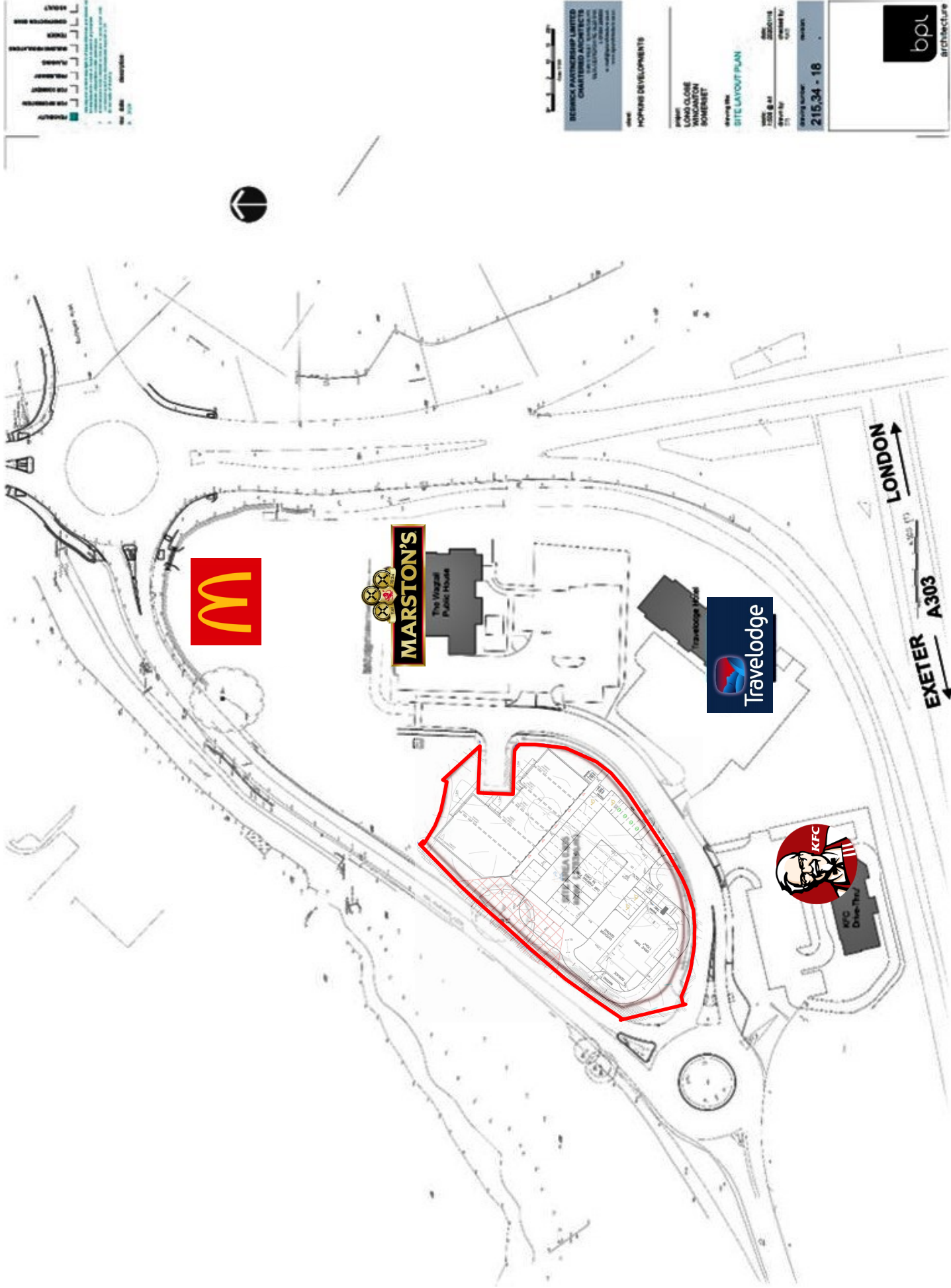
Scale:
1:200 @ A1

E-Mail:
tmc@pfa.co.uk



GENERAL ARRANGEMENT

LOCAL OCCUPIERS





Existing Site March 2022



KFC



Marston's Pub



McDonald's



Travel Lodge

