



LEASE AVAILABLE

316, LODGE CAUSEWAY, FISHPONDS, BRISTOL, BS16 3PQ

LOCATION

Fishponds is situated in the north eastern part of Bristol, a predominantly residential district known for its strong sense of community and large variety of local amenities.

The premises front Lodge Causeway, surrounded by a large mix of local traders and specialist boutiques as well as a handful of well known large multiples such as St Peters Hospice, Parsons Bakery and Tesco Express which immediately adjoins the premises.

ACCOMMODATION

The property is demised as a ground floor lock up shop, to include a rear yard. The approximate net internal floor areas and dimensions are:

Internal Max Width:	16.84 m	(55 ft 3')
Internal Max Depth:	15.22 m	(49 ft 11')
Internal Sales Area:	194.53 sq m	(2,093 sq ft)

+ Side vehicular entrance to rear yard.

CONTACT

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Berkeley Place,
Clifton, Bristol, BS8 1BQ

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IMPORTANT INFORMATION

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EXISTING LEASE

The premises are held on an existing full repairing & insuring lease, subject to a schedule of condition, for a term to expire 21 September 2025 at a rent of £19,400 per annum exclusive.

The lease has consent for the retail sale and hire of tools and equipment with further consent for any uses under what was B1, B2 or B8 of the Town and Country Planning (use classes) Order 1987.

From our conversations with the Landlord, it is understood that other uses, such as retail, leisure and medical uses would be considered, subject to planning and landlords consent.

TERMS

The premises are available on an assignment of the existing lease where incentives would be available, subject to status.

The landlord has advised that they would consider an agreement of a new longer lease for terms to be agreed, subject to the landlord's consent.

RATES

The Valuation Office website the premises are assessed as follows:

Rateable value: £15,750 (1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

A valid EPC certificate is being commissioned.

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 October 2023

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316 Lodge Causeway | Bristol

HING KEE FISH BAR Takeaway	PARSONS BAKERY
BEST-ONE Supermarket	JONATHAN BEST OPTICIANS
THE VAPING LODGE	CHINA CHEF Takeaway
LODGE CAUSEWAY CAFÉ	MILLION DOLLAR Beauty
ESSE'S DREAM Gift Shop	Vacant
MM Off Licence & International Food	EMMA JANE FLORIST
Vacant	KHALED CUTS Barbershop
WAFFLE & BUBBLE Café & Desserts	GRILL & BAKE HOUSE Takeaway
IBLEND Barbershop	TECHUARIUM Phone Repairs
BLUE SKY Off Licence	CAUSEWAY ACCOUNTANCY SERVICES
THE CRAZY BARBER	CAUSEWAY FISH BAR Takeaway
WELL PHARMACY	<i>Residential</i>
<i>Residential Development</i>	<i>Residential</i>
TESCO EXPRESS Supermarket	<i>Residential</i>
VACANT	

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This street plan is for identification purposes only and is not to scale.