



PUB/ RESTAURANT, SHIELD RETAIL CENTRE, FILTON, BRISTOL, BS34 7BR
GROUND FLOOR AREA: 641.29 SQ M (6,903 SQ FT)

**SPLITS CONSIDERED FROM 92.9 SQ M (1,000 SQ FT) **

DESCRIPTION

The Shield Retail Centre is a well-established, easily accessible shopping destination, located in the suburb of Filton, in north-west Bristol. The centre comprises 60,000 sq ft of trading space, and is home to a mix of convenience and destination occupiers including Home Bargains, Snow+Rock, Farm Foods together with a 63 bed Premier Inn and KFC drive thru restaurant. There is free on-site parking for 255 vehicles.

LOCATION

The Centre is prominently located at the junction of the A38 and A4174 Avon Ring Road with 46,500 traffic movement daily. It is situated approximately 3 miles from Junction 16 of the M5 and 2.4 miles from Junction 1 of the M32.

In the immediate vicinity BAE Systems, Airbus, GKN Aerospace and Rolls Royce employ approximately 12,000* people and SGS College has 9,000 students. 75,000 people live within a 2.5 mile radius.

This standalone two storey building immediately adjoins the Premier Inn and next to KFC, and adjoins the A38.

* South Gloucestershire Council (2015)

CONTACT

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IMPORTANT INFORMATION

Timothy Edgell

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Stuart Williams

Partner 0117 922 1222 stuart.williams@carterjonas.co.uk

Carter Jonas

The gross internal floor areas are as follows:

Ground Floor: 641.29 sq m (6,903 sq ft)

First Floor: 3 bed & 1 bed flat

Plans available on request.

LEASE

A new full repairing and insuring lease is available for a term to be agreed incorporating 5 yearly upward only rent reviews.

RENT

£132,500 per annum exclusive.

SERVICE CHARGE & INSURANCE

Service charge is £6,639 for the year ending March 2024 and building insurance is currently £2,280.53.

PLANNING

It is understood that the premises previously traded as a restaurant under an E Class planning consent so would be suitable for a variety of uses, such as retail, financial & professional services, offices, as well as some leisure and medical uses, all subject to landlord's consent.

RATES

To be re-assessed.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A certificate is being prepared.

VAT

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

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Timothy Edgell, timothy.edgell@carterjonas.co.uk / O117 363 5702 / O117 922 1222 or

Stuart Williams, stuart.williams@carterjonas.co.uk / 0117 922 1222 at this office.

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

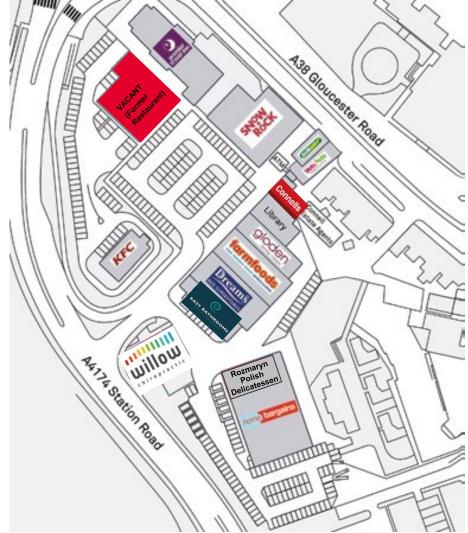




SUBJECT TO CONTRACT OCTOBER 2023

IMPORTANT INFORMATION





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