

# **TOLE Difference Unit 3 Wyndham Way, Portishead, BS20 7BY**

Mid terrace retail warehouse - approx. 7,487 sqft (695 sqm)

pet shop and yet current

pets



The property occupies a very prominent location on Wyndham Way (A369), the main arterial route from Portishead town centre to junction 19 of the M5 motorway.

Wyndham Way Retail Park is situated in one of the town's established retail locations, with a number of retail and leisure offerings in the immediate vicinity. Other occupiers on the park include New Look, Pets at Home and Peacocks.









# Accommodation

#### Description

The property forms part of a terrace of 4 retail warehouses.

The available accommodation comprises open plan ground floor retail space with WC facilities. The mezzanine provides further useable retail space.

Externally there is a shared service yard to the rear of the property.

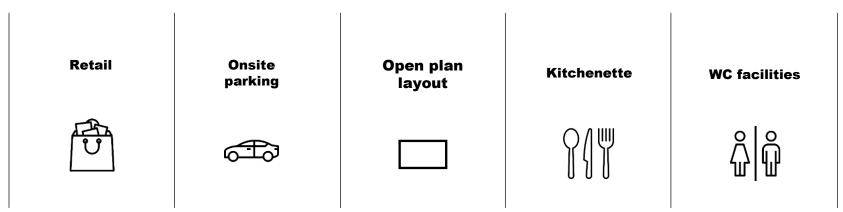
#### Parking

The retail park benefits from approx. 75 car parking spaces.

#### 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.

TOTAL	7,487	695
Mezzanine	1,963	182
Ground floor	5,524	513
Area	Sq ft	Sq m



# Planning | Rates | EPC | Terms

#### Planning

We are verbally advised that the accommodation has Class E planning consent but any occupier should make their own enquiries to the Planning Department of North Somerset Council, Tel: 01934 622 669 or (www.n-somerset.go.uk)

#### **Business Rates**

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. <u>www.voa.gov.uk</u>.

## **Energy Performance Certificate**

The EPC Rating is B and the full certificate can be provided on request.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020** 

#### Terms

The property is available on a new effective full repairing lease with terms to be negotiated.

#### Rent

The property is offered to let for £90,000 per annum exclusive of VAT.

#### **Service Charge**

The service charge for the year ending 28/09/2024 is £14,160 excluding 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 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: SC/0164/99063 Date: April 2024 Subject to Contract Sadie Cole 0117 317 1034 07867 847 586 scole@alderking.com

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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 adv ce from a specialist source.