

EXCITING NEW CAFÉ OPPORTUNITY TO LET

Pinkers Country Store, Latteridge, Iron Acton

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PROPERTY CONSULTANTS



UNIQUE OPPORTUNITY

CAFÉ PREMISES IN RURAL LOCATION

**Pinkers Country Store
Latteridge Lane
Iron Acton
BS37 9TY**

**1,159 sq ft
(107.67sq m) GIA**

A3 planning consent



Pinkers Country Store, Latteridge, Bristol, BS37 9TY

Location

Latteridge is a hamlet in South Gloucestershire, which lies on the B4059 north of Iron Acton, and south of Rudgeway and Earthcott.

The property is situated within the popular Pinkers Country Store on Latteridge Lane, just off the B4059. Pinkers is a major supplier of Saddlery and Country Clothing and Game Farm Equipment.



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

Accommodation

The building has been measured in accordance with the

Area	Sq ft	Sq m
Ground Floor	1,159	107.67
TOTAL	1,159	107.67

RICS code of Measuring Practice (6th Edition):

All measurements are approximate Net Internal Areas.

Rent

£15,000 per annum exclusive.

Lease

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

Services

We are advised that all main services are connected to the rear of the premises and confirm that we have not tested any of the service installations.

Any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We are verbally advised by the Local Planning Authority, South Gloucestershire Council that the premises presently have planning consent for Class A3.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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.

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 landlords' discretion.

Energy Performance Certificate

The energy performance rating has been commissioned and is and the full certificate and recommendations can be provided on request.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price.

We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012).

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.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA.

A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

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

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