



TO LET

DEDICATED SERVICE YARD

M UNIT 4

Willows, Downend Rd,
Bristol, Gloucestershire,
BS16 5UJ

Local Occupiers Include



DESCRIPTION

The Willows shopping arcade, facing the A432 Badminton Road, is the prime retailing destination in the Bristol suburb of Downend. The Co-Op Foodstore is the anchor tenant of The Willows, which drives heavy footfall to the site, as well as other notable retailers in the vicinity including Sainsburys, TUI and St Peter's Hospice.

UNIT SIZE

Total Area: 976 sq.ft (91 sq.m).

RENT

£21,000 + VAT per annum.

BUSINESS RATES

Rateable Value: £14,500.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £1,100 + VAT.
Insurance: TBC.

ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



6

Retail Units On-Site



200

Free Parking Spaces
inc: rapid EV chargers



36,031 sq.ft

Total Area



What Three Words

pink.means.lake

LCP.
part of **M**Core



Adam Martin

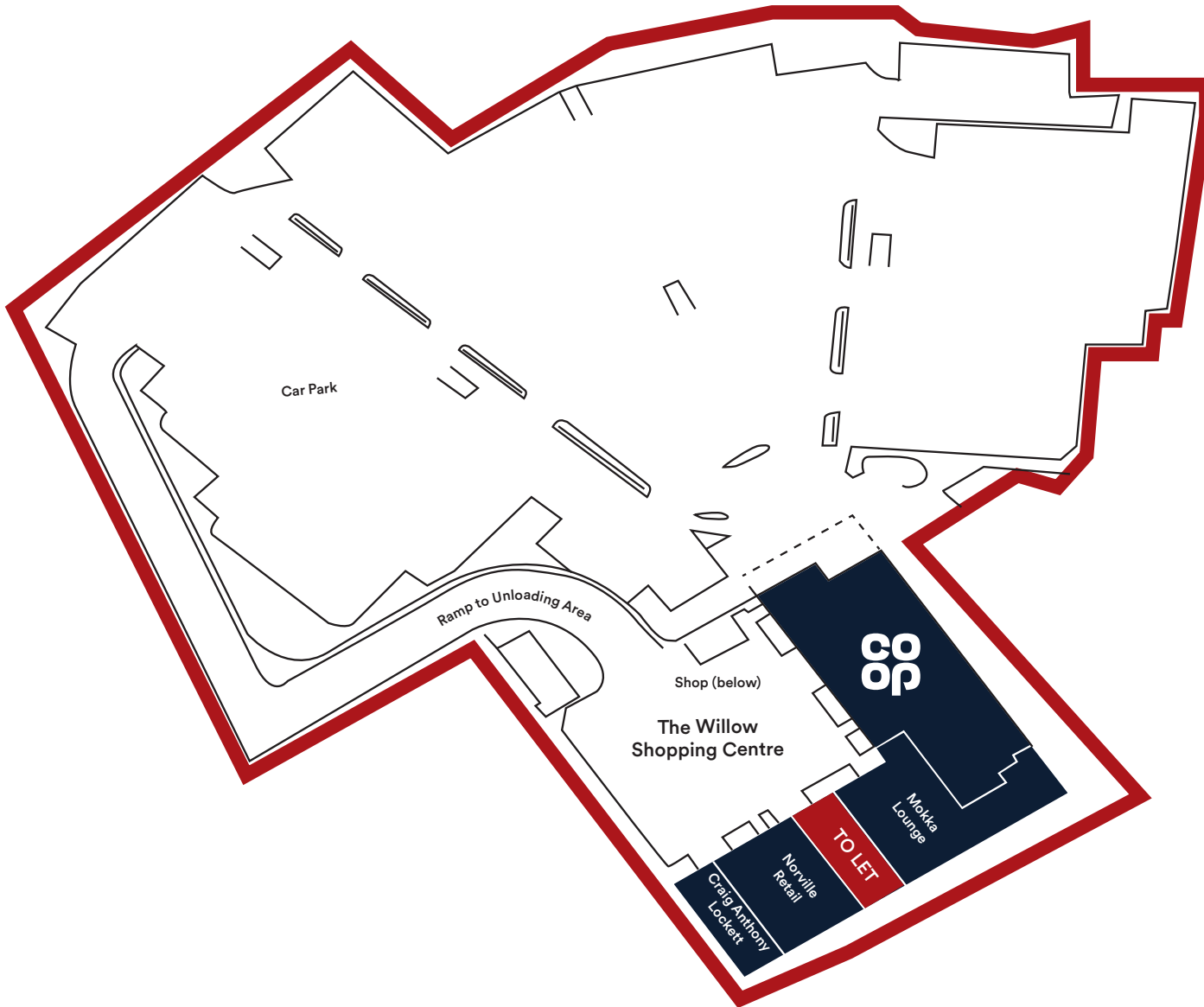
07825 091440
AMartin@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agent



James Woodard

0117 923 9234
07753 302 236
James.Woodard@htc.uk.com



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.