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TO LET - LAST 2 UNITS

821 BATH ROAD

BRISLINGTON, BRISTOL, BS4 5PF

New build units in shell condition

1,001 TO 2,132 SQ FT (93 TO 198.07 SQ M)

- Starbucks, Greggs and Lextan open for trade
- Average daily vehicles - over 37,000 per day
- Takeaway and Class E uses
- Nearby to a range of national occupiers including Subway, McDonalds, Pets at Home, Dominos and Screwfix

Calan.
RETAIL PROPERTY ADVISORS
www.calanretail.co.uk
029 2037 3933

**Hartnell
Taylor Cook**
0117 923 9234
htc.uk.com

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821 BATH ROAD, BRISLINGTON, BRISTOL



Location

Bath Road is one of the main arterial routes into Bristol with long established retailers nearby which include Pets at Home, McDonalds, Screwfix, TK Maxx, Sports Direct, Matalan, Home Bargains, Halfords and Lidl.

The development is situated on Bath Road in close proximity to Brislington Retail Park, St Brendans Sixth Form College and the Brislington Park and Ride.

Description

The property comprises 5 retail units in a new roadside retail development which is anchored by a 50,000 sq ft Storage Giant and a 1,800 sq ft Starbucks Drive Thru. Greggs have recently expanded on the estate as well as Lextan opening for trade. The units benefit from a glazed frontage as well as an internal water and electricity connection. Unit A benefits from a full takeaway use and Unit C benefits from a Class E use.

Accommodation & Rents

The accommodation comprises the following approximate areas:

NAME	SQ FT	SQ M	RENT PER ANNUM
Unit - A	1,131	105.07	£32,000
Unit - C	1,001	93	£30,500
Total	2,132	198.07	

Terms

The units are available on a new lease of a term of years to be agreed.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Each party to bear their own costs.

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029 2037 3933

Nick Golunski
T: 029 2053 7714
E: nick.golunski@calanretail.co.uk
M: 07786 865418

**Hartnell
TaylorCook**

0117 923 9234
htc.uk.com

Richard Saunders T: 07825 382835
E: richard.saunders@htc.uk.com
Molly Dibble T: 07549 120664
E: molly.dibble@htc.uk.com

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