

TO LET - LEISURE / PUB / RESTAURANT

UNIT 10 ASPECTS LEISURE PARK

Longwell Green, Bristol, BS15 9LA



- 5,102 Sq Ft ground floor unit plus external seating.
- Situated opposite a 13 screen Vue Cinema.
- Neighbouring occupiers include Hollywood Bowl, Nando's, McDonalds, Pizza Hut, and Frankie & Benny's.
- Scheme includes a large, multi level customer carpark.
- In the immediate vicinity of the scheme is Gallagher Retail Park, a principal retail scheme anchored by Boots, Marks & Spencer's, New Look and Next as well as Longwell Green Retail Park and Asda Superstore.

SAVILLS Bristol
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Bristol BS8 1SB

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Description

Aspects is anchored by a 13 screen Vue Cinema, Hollywood Bowl and The Gym Group. Restaurants on the scheme include Frankie & Benny's, Nando's, McDonald's, Pizza Hut, Wishing Well pub restaurant and Kaspas's dessert house.

Location

Aspects Leisure Park is well located on the A4174 East Bristol ring road, approximately 6.5 miles from Bristol city centre and 10.5 miles from Bath city centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,102	473.99
Total	5,102	473.99

Terms

The premises are available on a new effectively full repairing and insuring lease, by way of a service charge for a term of years to be agreed, subject to an upward only rent review at the expiry of each 5th year of the term.

Rent

£128,000 pax

Service Charge & Insurance

The annual service charge & insurance for the current budget year is in the region of £17,881.

Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

B (41)

Viewings

Strictly by prior arrangement with the appointed letting agent, Savills.

Business Rates

Rates payable: £57,344 per annum
(based upon Rateable Value: £112,000)

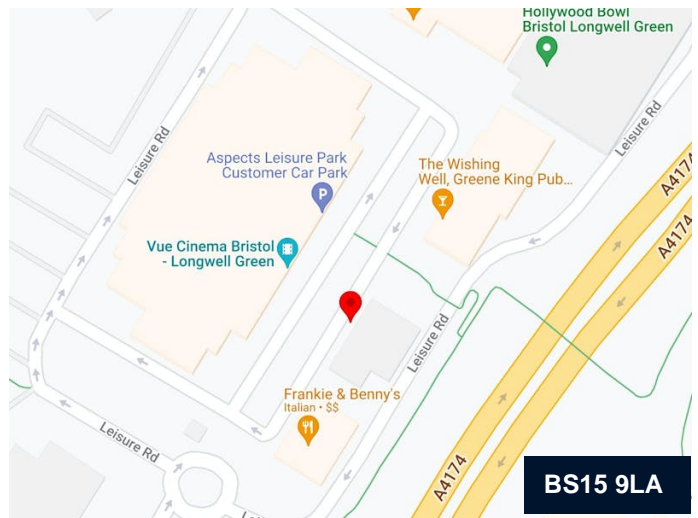
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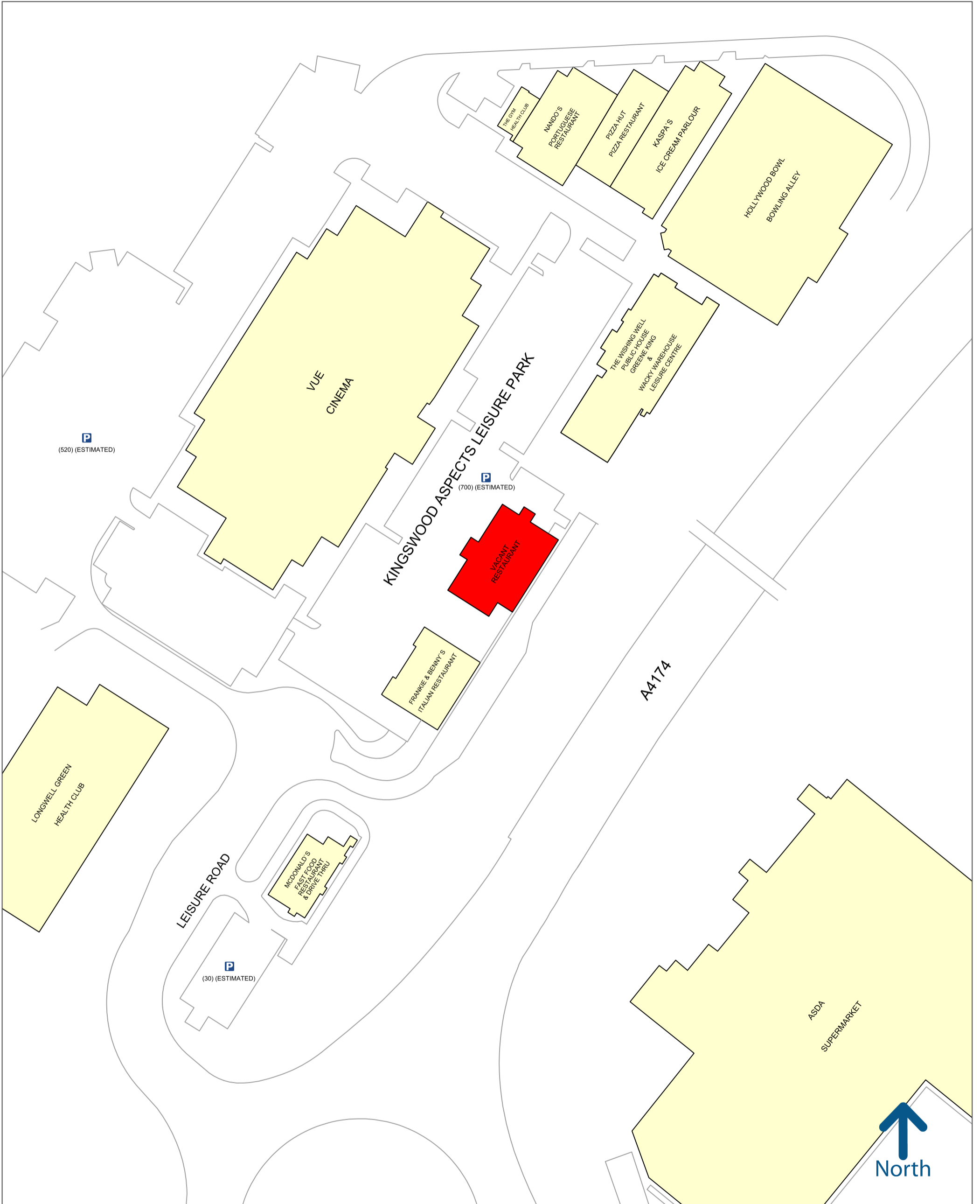
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