

Units 5 & 6 Oatlands Avenue, Whitchurch, Bristol, BS14 0SX





## TO LET

Two Retail Units,  
Available Individually  
or as a Whole

### LOCATION

Units 5 & 6 Oatlands Avenue are located at the Whitchurch ASDA supercentre. Whitchurch is positioned approximately five miles south of the city centre and is connected by the A37 and strong public transport links.

### SITUATION

The units are situated in a shopping parade, adjacent to Asda supermarket, and provide good footfall. Nearby car parking is plentiful.

### DESCRIPTION

The units comprise two 'lock-up' retail units, currently interlinked through a single pedestrian access, available as a whole or individually. Both units have excellent double glazed window frontage on to the main shopping parade. Unit 5 is the smaller of the two comprising a ground floor retail and ancillary space only whilst Unit 6 has a return frontage and benefits from first floor ancillary accommodation.

The premises have most recently been used a nail and beauty salon but is suitable for a variety of uses, under class E. Interested parties should note the property remains fitted as such but an extended rent free period package is available to offset the costs of removal, subject to terms

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### ACCOMMODATION

We understand the gross internal floor areas are as follows: -

Unit 5	86.32 Sq M	929.15 Sq Ft
Unit 6	165.71 SqM	1,784 Sq Ft
<b>Total</b>	<b>252.03 Sq M</b>	<b>2,712.89 Sq Ft</b>

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.)

### TENURE

The premises are available to let on the basis of a new full repairing and insuring lease, terms to be agreed.

### QUOTING RENT

Unit 5 - an initial rent of £12,000 pa exclusive of VAT.  
Unit 6 - an initial rent of £15,000 pa exclusive of VAT.  
Combined - £20,000 pa exclusive of VAT.

### SERVICE CHARGE

A service charge is levied by the landlord in the interests of good estate management and as a contribution for the common repair, maintenance, insurance, and management. Further details are available upon request.





## EPC

Unit 5 has an EPC rating of 120 E.

Unit 6 has an EPC rating of 81 D.

## RATING ASSESSMENT

The property is currently assessed as a whole and will need to be split if the units are let individually.

Rateable Value (April 2023)	£15,000
UBR(23/24)	0.49
Rates Payable (April 2023)	£7,350

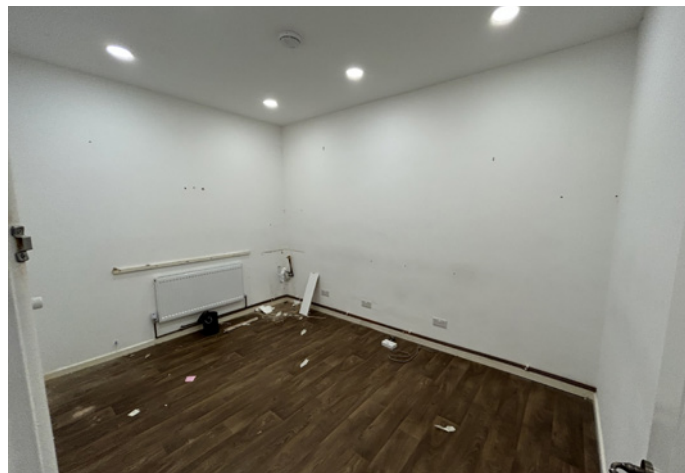
We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

## SERVICES

All mains services are connected.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.





## FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

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