

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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## 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
<b>Total</b>	<b>5,102</b>	<b>473.99</b>

## 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)

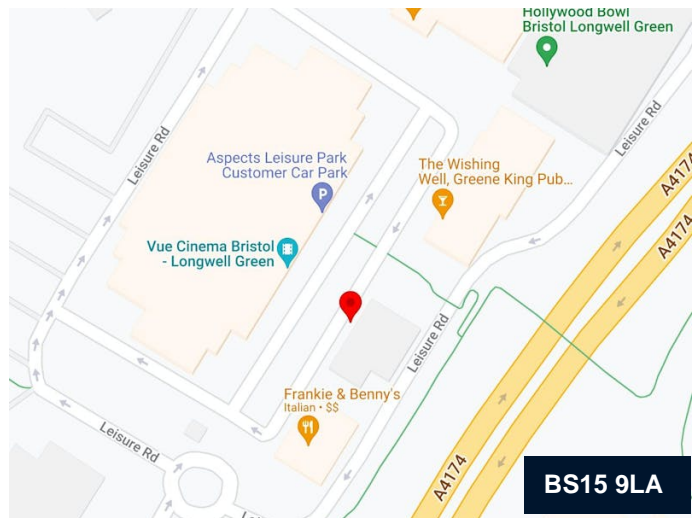
## Contact

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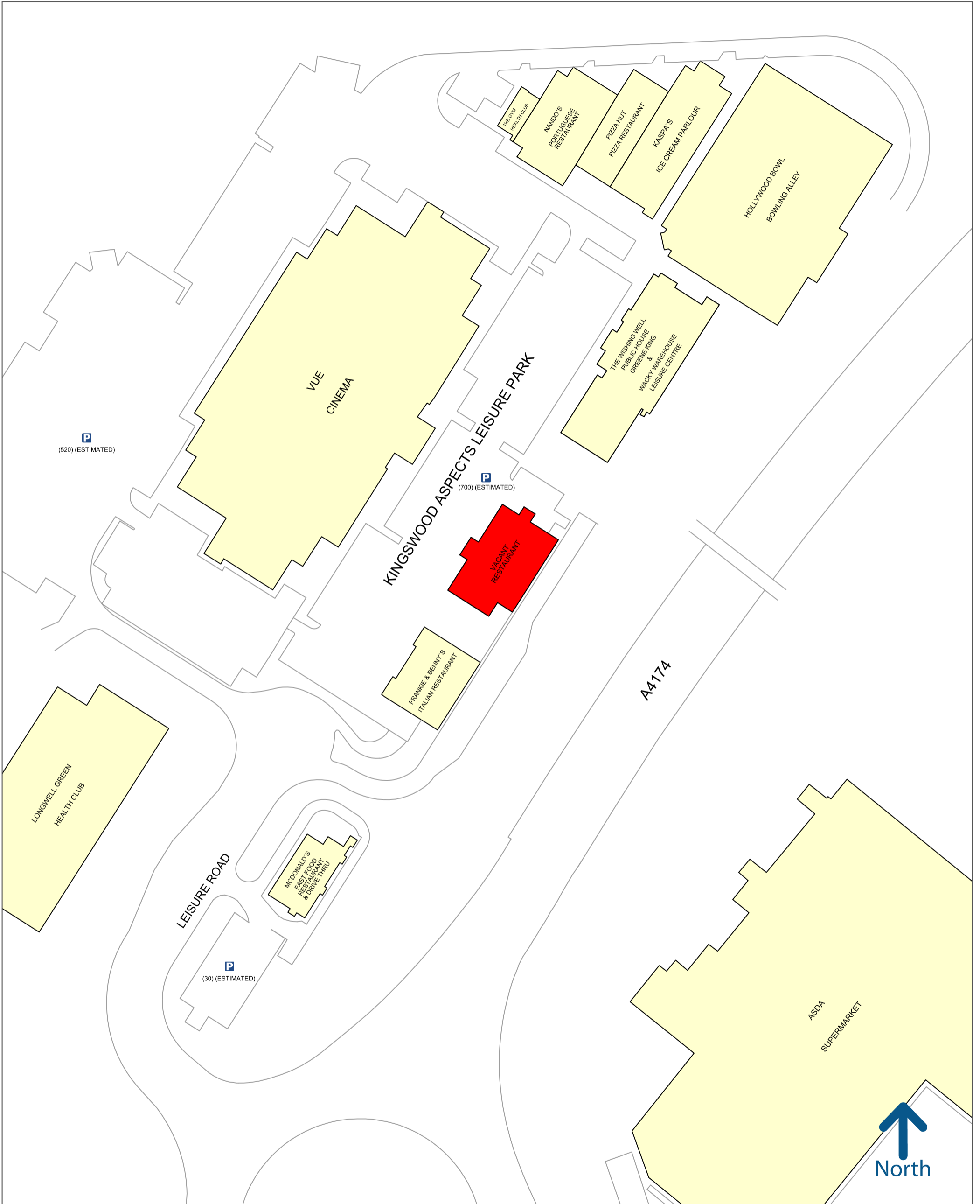
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50 metres

Experian Goad Plan Created: 04/05/2023

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