



## The Bridge

Poskett Way, Charfield, Wotton-under-Edge, GL12 8FG



# The Bridge

Poskett Way, Charfield, Wotton-under-Edge, GL12 8FG

## TO LET

The opportunity to let a premium Retail/Café premises set in a prominent position within the heart of the village of Charfield. The Bridge in all extends to approximately 273.85m<sup>2</sup> / 2947.72ft<sup>2</sup> with designated parking for up to 12 vehicles, less than 3 miles from junction 14 of the M5 and A38 at Tortworth.

- Accommodation of approximately 2950ft<sup>2</sup>
- Easy access directly off B4058
- Private parking for up to 12 vehicles
- Excellent transport links
- Well-proportioned modern commercial space
- Opportunity to split subject to further negotiation
- Solar connection available
- Existing Café / Restaurant
- Suitable for alternative uses subject to Class E

**GUIDE RENT: £33,000 PER ANNUM**

**VAT APPLICABLE**

Well House, The Chipping  
Wotton-under-Edge, Gloucestershire, GL12 7AD  
wotton@david-james.co.uk  
Tel 01453 843720  
www.david-james.co.uk

## DESCRIPTION

The Bridge provides an excellent opportunity to rent high-quality flexible commercial space, extending in all to 2950ft<sup>2</sup>. The property in its present form as a Café, provides a modern and naturally well-lit workspace, within a well-proportioned element of open plan seating areas, customer facilities, staff facilities, kitchen, stores and servery.

The property offers flexible accommodation and would suit a host of alternative uses under the Class E use class. Possible alternatives could be retail, salon, gymnasium/leisure, offices and or clinic based uses. The flexibility offered with this property combined ample parking and near links to major road networks, makes The Bridge an attractive prospect to any commercial user.

## SITUATION

The property is located, in the centre of the rapidly expanding village of Charfield. The village has a historic population of approximately 5000 plus 290 new dwellings, either recently completed or under construction and with pending applications for over 1200 additional new homes. The property has near immediate access on to the Wotton Road which leads straight to Junction 14 of the M5 motorway and the A38 at Tortworth. Main line rail services are to be available in the near future with the Charfield Train Station expecting to be operational by Spring 2027.

## OUTSIDE

The Bridge benefits an open fronted, canopied area for outside seating to the front of the building and a large car park suitable for 12 vehicles.

## PLANNING

The property has planning granted for retail unit and cafe (Sui Generis) now formed under Class E (Commercial, Business and Service) use class.

## LOCAL AUTHORITY

South Gloucestershire: Tel – 01454 868009

## SERVICES

The property has the following mains connections; water, drainage, gas and electric.

The premises additionally benefits from a solar panel connection offering a sustainable electrical supply to the premises which currently is available to be set up and utilised by the incoming party.

## BUSINESS RATES

£34,250 Rateable Value – April 2026  
*Inclusive of car park*

## SERVICE CHARGE

Not Applicable.

## TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

Ideally for a minimum 5-year term, the Tenant will take on the lease under full repairing terms. A deposit at a minimum of 2 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

Rent is charged plus VAT.

## OUTGOINGS

The Tenant will be responsible for payment of all outgoings, including those, but not limited to, the services listed above buildings insurance charged by Landlord and Business Rates.

## SETUP FEE

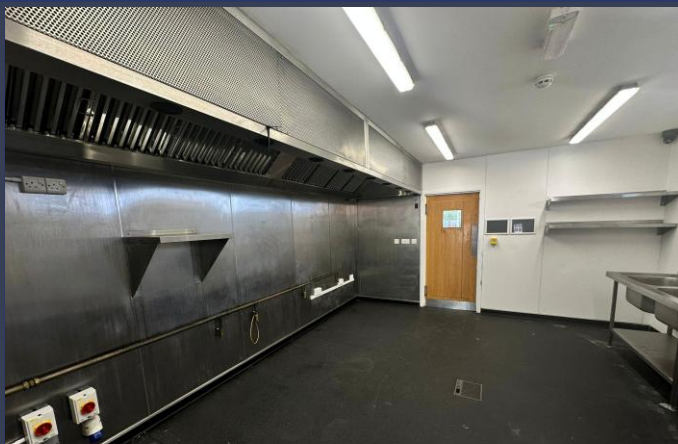
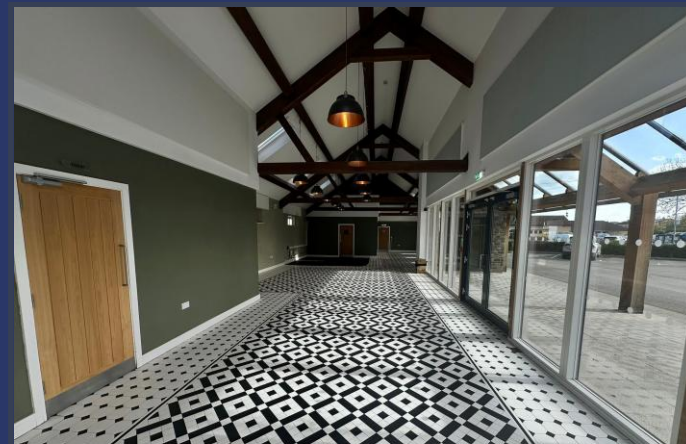
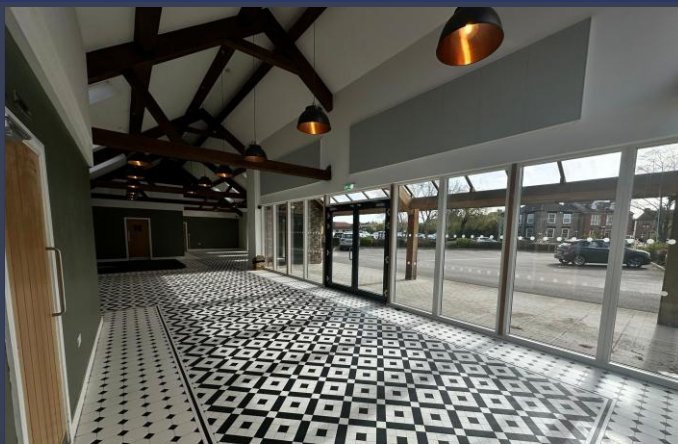
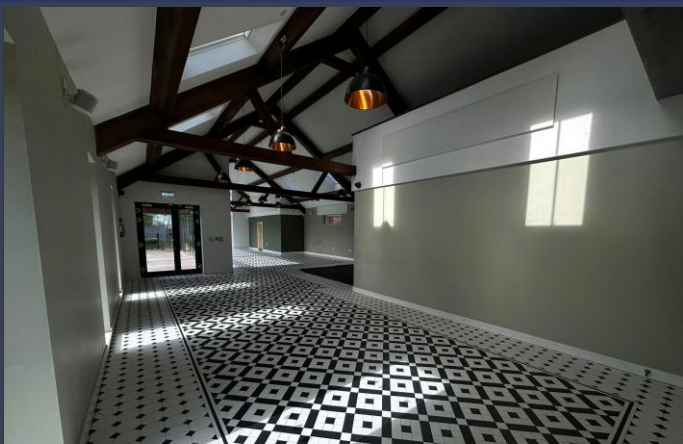
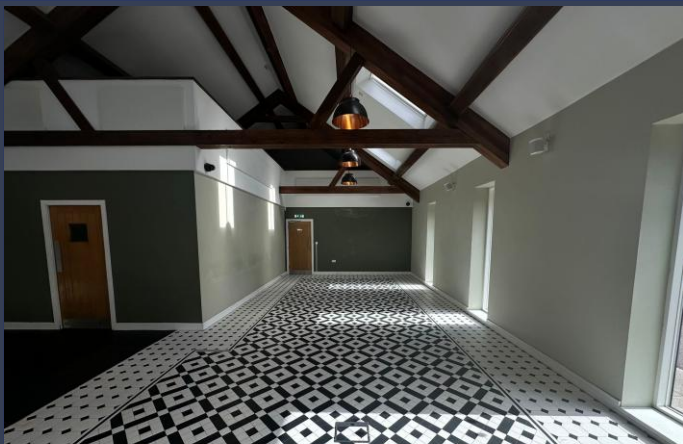
The Tenant will contribute £500 (plus VAT) towards the preparation of the Lease Agreement to be drawn up by the Landlords Solicitors.

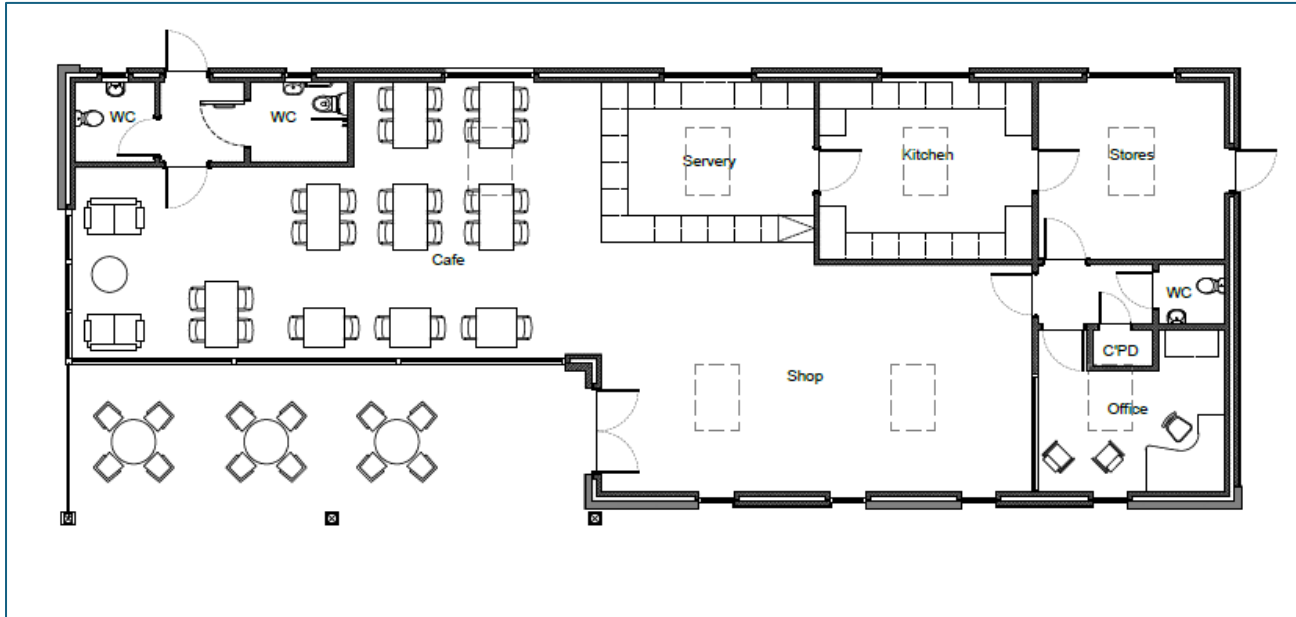
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents:  
David James: 01453 843720.

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





The Bridge Poskett Way CHARFIELD GL12 8FG		Energy rating <h1>B</h1>
Valid until <b>25 October 2032</b>	Certificate number <b>7039-0302-6901-6287-0757</b>	

