



## TO LET

- Possible Car Sales
- Vehicle Storage
- Outside yard space
- Office/Showroom
- High Street Location

## Unit 2a Rounceval Mews

Rounceval Street, Chipping Sodbury, BS37 6AS

£18,000 per annum Plus VAT

The opportunity to rent in excess of 2900ft<sup>2</sup> of mixed internal and external possible retail space within the town of Chipping Sodbury. |

## DESCRIPTION

The property provides an exclusive forecourt area within a secure mews complex accessed directly off Rounceval Street, Chipping Sodbury. The area can fit multiple vehicles and has previously operated as a motor vehicle sales premises. Additionally, a small office/workshop is included which can be updated to be an office or showroom facility.

## LOCATION

The property is situated in the centre of Chipping Sodbury in a location benefiting from designated vehicle and pedestrian access directly accessed from the High Street. Chipping Sodbury is approximately 5 miles from junction 18 of the M4 motorway allowing good commuter links to the larger centres of Bristol and Bath.

## ACCOMMODATION

Showroom/Office – 51m<sup>2</sup> / 550ft<sup>2</sup>

External parking area - 225 m<sup>2</sup> / 2,423 ft<sup>2</sup>

## SERVICES

Water and electricity are both connected to the premises. The premises does not offer any welfare provisions.

## 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 the Tenancy term will be for at least 12 months on a rolling basis. The Landlord will consider the opportunity of a Break Clause, if desired which will be directly linked with the Head Lease.

The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant.

The Tenant will be responsible for internal repairs along with fixtures and fittings.

## DEPOSIT

A deposit of 3 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.

## BUSINESS RATES

To Be Confirmed.

## SETUP FEE

The tenant will contribute £500 (plus VAT) toward the preparation of each Tenancy Agreement and a Record of Condition with regards to the tenancy.

## LOCAL AUTHORITY

South Gloucestershire District Council

## VIEWING

Strictly by appointment with the Agents: David James, tel 01453 843 720.



**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.