

# 0117 970 7535

30 Whiteladies Road Clifton, Bristol BS8 2LG www.mp-pc.co.uk



# DEVELOPMENT ANCHORED BY MIDCOUNTIES CONVENIENCE FOOD STORE & GREGGS

#### Location

The proposed development upon completion of works will be located to the North of Carterton Town Centre fronting Monahan Way (B4477), situated at the entrance to a new housing development, Brize Meadow. When completed the development will provide 700 new homes. The development will be anchored by **Midcounties COOP Food & Greggs.** 

#### Description

Each unit will form part of a larger single storey terraced development having rear access. The development has the benefit of 18 shared parking spaces.

#### Accommodation

There are 3 units available comprising the following approximate gross areas:

Each Unit Comprising	92.07 sq.m	991 sa.ft
Gross Ground Floor Area		

#### **Lease Terms**

Available by way of new effectively fully repairing and insuring leases for a term of years to be agreed, subject to rent review after expiry of the  $5^{th}$  year of the term and 5 yearly thereafter.

Date prepared: September 2023. Subject to Contract

# THREE RETAIL UNITS TO LET WITHIN NEW LOCAL CENTRE

UNITS 2.3 &4 KIPLING COURT, BRIZE NORTON, CARTERTON, OX18 1PQ

PLANNING FOR RETAIL, RESTAURANT & TAKEAWAY USES GROUND FLOOR AREA 991 SQ.FT NEW LEASES

#### **Commencing Rental**

£22,000 per annum The rent will be exclusive of Business Rates, Service Charge and VAT.

#### **Business Rates**

To be assessed upon completion of works.

#### Handover

Available for immediate occupation.

#### **Handover Condition**

Each unit will be handed over in shell condition with capped off services with the benefit of a shop front. Plans available upon application.

#### Planning / Use

The development benefits from a new E use class (commercial, business and services) including retail, financial & professional services and restaurant & hot food takeaway uses, planning ref: 14/009/0/OP approved 1st March 2018.

## **Energy Performance**

Available upon request

## **Viewing Strictly By Appointment**

Barry Muggridge - M&P Property Consultants LLP

DD: 0117 970 7534 Mobile: 07836 374637

Email: barry@mp-pc.co.uk

MISREPRESENTATION ACT 1967 NOTICE: M&P Property Consultants LLP themselves and for the vendors or lessors of the property, whose agent they are, give notice that: 1. These do not constitute any part of an offer or contract. 2. All statements contained in these particulars, as to the property, are made without responsibility on the part of M&P Property Consultants, their vendors or lessors. 3. None of the statements contained in these particulars, as to the property, are to be relied upon as statements or representation of fact. 4. Any intending lessors or our our part of the statements are particulars. 5. The vendors or lessors do not make or give, and neither do M&P Property Consultants or any person in their employment, has any authority to make or give any representation or warranty whatsoever, in relation to this property. Subject to contract.



### Site Layout



Location

