





## TO LET

# Class E, Open Plan Retail Unit

### LOCATION

Unit 2 Oatlands Avenue is located at the Whitchurch ASDA supercentre. Whitchurch is positioned approximately five miles south of Bristol city centre and is connected by the A37 and strong public transport links.

### SITUATION

This unit is situated in a shopping parade, adjacent to Asda supermarket, and provides good levels of footfall. Nearby car parking is plentiful.

### DESCRIPTION

The unit comprises an open-plan ground floor 'lock-up' retail unit with two small, partitioned offices, a kitchen and WC to the rear. The premises also benefits from an excellent double glazed window frontage on to the main shopping parade.



Unit 2 Oatlands Avenue, Whitchurch, Bristol, BS14 0SX

### ACCOMMODATION

The accommodation has been measured on a net internal floor area basis in accordance with RICS Code of Measuring Practice (6th Ed) to comprise the following approximate areas:

Retail	64.35 Sq M	693 Sq Ft
Kitchen	9.39 Sq M	101 Sq Ft
<b>Total</b>	<b>73.74 Sq M</b>	<b>794 Sq Ft</b>

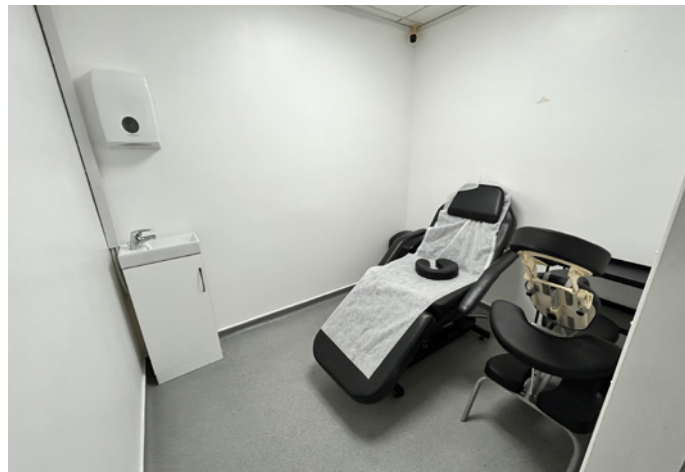
### QUOTING RENT

The property is available to let by way of a new full repairing and insuring lease at a rent of £14,500 per annum exclusive of VAT and other outgoings.

### 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

An EPC has been commissioned and will be made available to interested parties upon request.

## RATING ASSESSMENT

Rateable value (2026)	£8,800
UBR	0.432
Rates Payable (2026)	£3,802

Rates payable subject to small business rate relief eligibility.

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.

### Nathan Clark

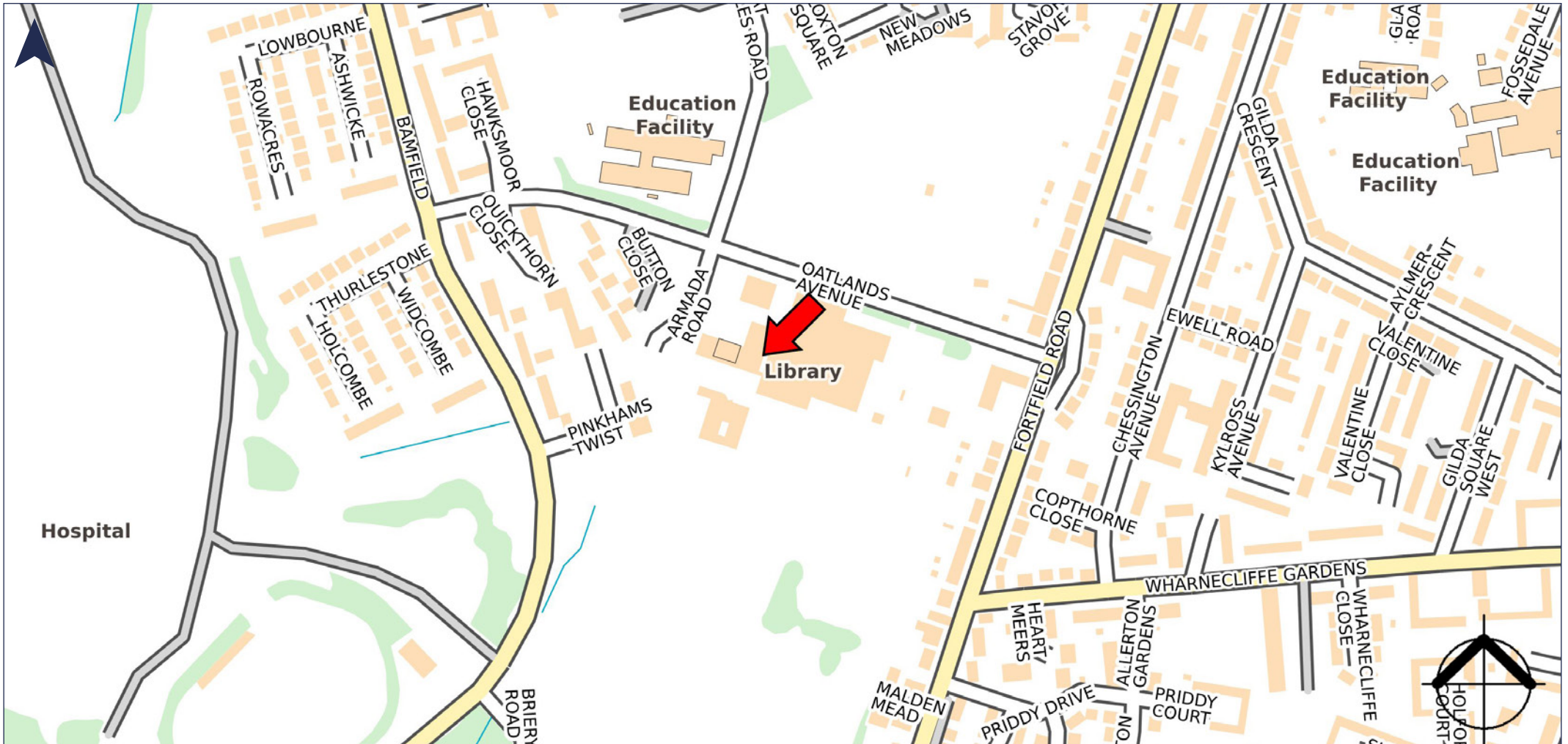
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