TO LET

Unit 11 Cheswick Village

Long Down Avenue, Stoke Gifford, Bristol BS16 1GU

Ground floor commercial unit – 1,108 sq ft

alder king

PROPERTY CONSULTANTS

Location

Cheswick Village is a large residential development in Bristol, approximately 5 miles north of the city centre. The area lies in the heart of a 77 acre plot between Filton, Lockleaze and Stoke Gifford and has been redeveloped to provide over 1,000 new homes.

The Square offers a number of commercial units, providing amenity to the residents and students in the area. The Square sits adjacent to Wallscourt Farm Academy School.

Current occupiers of The Square at Cheswick include Co-op, Boston Tea Party, Happy Days Nursery, CrossFit gym, Pepenero Pizza restaurant and Sunshine Food Market.

M4

3 miles northeast

M5

4.5 miles north

Bristol

5 miles

Promap
LANDMARK INFORMATION GROUP

Accommodation

Description
The property comprises a ground floor commercial unit located within The Square at Cheswick Village.

The unit has most recently been used as a charity shop and would suit a variety of Class E uses. The unit benefits from a glazed frontage, rear service service door and is offered in a shell condition.

Parking
The Square benefits from free visitor parking for up to 2 hours.

Services
We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Ground floor	**1,108**	**102.93**

Glazed shopfront

Shell specification

Nearby Population

Bus Stop

Leisure

Retail

Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for uses falling within Class E.

Any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council - Tel: 01454 868004 / www.southglos.gov.uk

Business Rates
The Valuation Office website states that from April 2026 the property has a rateable value of £13,500.

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. **www.voa.gov.uk.**

Energy Performance Certificate
The EPC Rating is B (40) and the full certificate can be provided on request.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**

Lease
The property is available on a new full repairing lease with terms to be negotiated.

Rent
The property is offered to let at a commencing rent of £20 per sq ft per annum, exclusive of VAT.

Legal Costs
Each party is to be responsible for their own legal costs.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Alder King Property Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA
www.alderking.com

Sadie Cole
0117 317 1034
scole@alderking.com

AK Ref: SC/101800 **Date:** 09/2025 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

alder king

PROPERTY CONSULTANTS