

FOR SALE — RETAIL DEVELOPMENT SITE

Lyde Green, Emersons Green, Bristol

alder king

PROPERTY CONSULTANTS



CONSENTED RETAIL DEVELOPMENT SITE

Willowherb Road
Lyde Green
Bristol
BS16 7LH

0.42 acres (0.17 hectares)

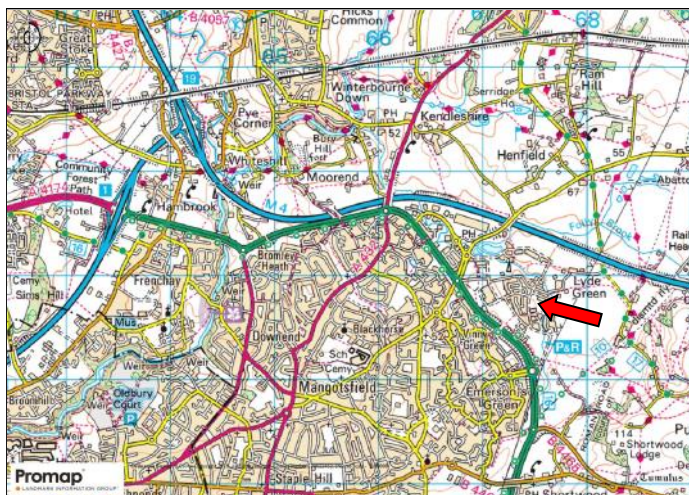
With outline consent for Class
A1 to A5 Retail and Health
Use

**PRELIMINARY
ANNOUNCEMENT**

Lyde Green, Willowherb Road, Bristol

Location

The site is situated at the junction of Willowherb Road and Thistle Close and forms part of the Lyde Green Local Centre. It is adjacent to a Sainsbury's Convenience Store and Happy Days Day Nursery and close to Lyde Green Primary School.



Description

The site extends to 0.42 acres (0.17 hectares) and is relatively flat. The site has frontage to both Willowherb Road and Thistle Close.

Services

We are advised that all main services are available at the site boundary.

Planning

The site has the benefit of outline planning consent for A1 to A5 retail use by virtue of an masterplan consent (application number PK04/1965/0) dated 14.06.2013, together with Health Uses to the rear.

A copy of the Decision Notice is available on request.

Tenure

Freehold.

Sale Price

Offers are invited for the purchase of the unencumbered freehold interest.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

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

Subject to Contract

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.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

The site can be inspected from the public highway.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

Further information

For further information, please contact the sole agents.

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