Out of town retail

Emersons Green Retail Park

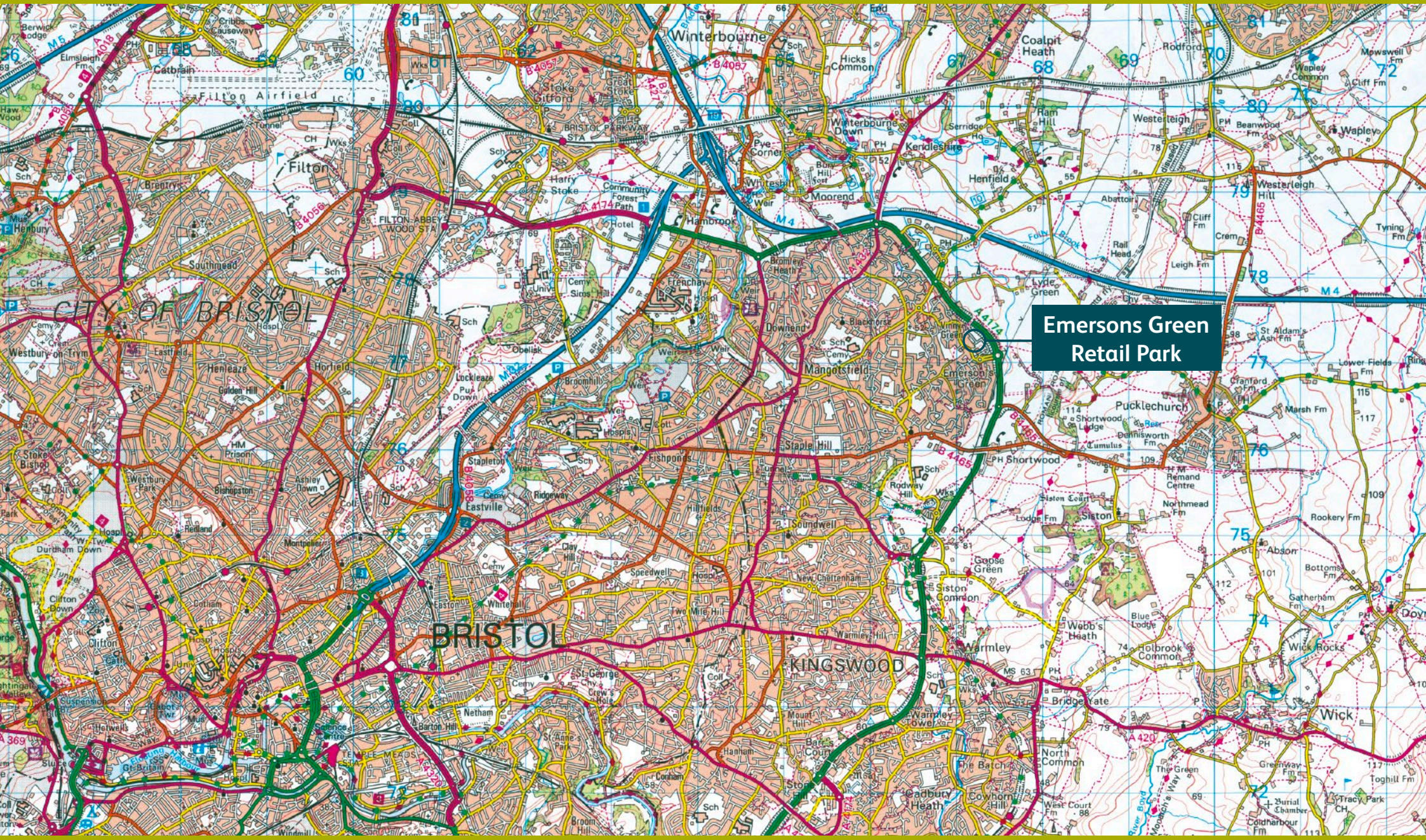
Bristol, BS16 7AE

M&G REAL ESTATE

Emersons Green Retail Park

Bristol, BS16 7AE

CSP CURSON SOWERBY WITH STAUNTON WHITEMAN



Emersons Green Retail Park

Bristol, BS16 7AE

Unit	Retailer	Size
2	Sports Direct	5,000 sq ft
3	Peacocks	7,524 sq ft
4a	Poundland	5,000 sq ft
4b	Pets at Home	5,000 sq ft
5	Argos	8,337 sq ft
6	Lidl	10,035 sq ft
7	Iceland	7,800 sq ft
8	Boots	14,749 sq ft
9	Subway	1,500 sq ft

Emersons Green Retail Park

Bristol, BS16 7AE

Unit	Retailer	Size
S1	**AVAILABLE**	**882 sq ft**
S2	Connells	1,080 sq ft
S3	Keratin	1,075 sq ft
S4	Halifax	1,830 sq ft
S5	Domino's	1,418 sq ft
S6	Ladbrokes	917 sq ft
S7	**AVAILABLE**	**2,217 sq ft**
S8a	Costa	1,590 sq ft
S8b	Classic Carpets	1,560 sq ft

Emersons Green Retail Park

Bristol, BS16 7AE

Scheme details

Location

Emerson Green is located North West of Bristol, off the A4174, approximately four miles South from Junction 19 (M4) and Junction 1 (M32). Emerson Green Retail Park is situated to the North East of the City, accessed directly from the A4174.

Scheme Size

85,771 sq ft

Existing Occupiers

Boots, Iceland, Lidl, Argos, Pets at Home, Poundland, Peacocks, Sports Direct and Subway

Planning Consent

Open A1 Non-Food

Availability

Unit S1 comprising 882 sq ft

Unit S7 comprising 2,217 sq ft

For further information

CURSON SOWERBY WITH STAUNTON WHITEMAN

Luke Sowerby
0207 199 2977
luke@cspretail.com

Josh Tyler
0207 199 2971
josh@cspretail.com

Misrepresentation Act: Whilst care has been taken in the measurement of this property and the preparation of the floor area schedule, which is believed to be accurate, these measurements do not form part of a contract or collateral contract and should not be relied upon by intending purchasers or tenants as statements or representation of fact. The floor areas constitute an outline for guidance only. No person in the employment of Curson Sowerby Partners LLP has the authority to make or give any representation or warranty in relation to the property. Unless otherwise stated, all prices and rents are quoted exclusive of value added tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented you should ask your adviser for a copy. Alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors. Tel: 020 7334 3806.

CR2230 I Ref: 700063 I July 2019

Designed and produced by THE COMPLETELY GROUP // www.completelygroup.com

M&G REAL ESTATE

Part of the M&G Group