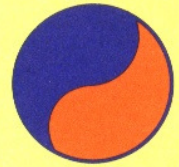


Chartered Surveyors
& Commercial Property Consultants
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BURSTON COOK

TO LET

GROUND FLOOR RETAIL UNIT WITH A1/A2/A3

BOND STREET SOUTH (OPPOSITE CABOT CIRCUS)



- **EXCELLENT TRADING POSITION OPPOSITE CABOT CIRCUS**
- **FRONTING ONTO NEW BOND SOUTH RING ROAD WITH VERY HIGH LEVELS OF PASSING TRAFFIC EVERY DAY.**
- **AN OPPORTUNITY TO TAKE ADVANTAGE OF POTENTIAL BUSINESS FROM THE 149 BED FUTURE INNS HOTEL ADJACENT.**
- **WIDE PLANNING CONSENT WITH A1, A2 AND A3**
- **1,474 SQ FT WITH OPPORTUNITY FOR ADJACENT COURT YARD**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

The unit is prominently situated fronting onto the new Bond South Ring Road a main arterial road benefitting from vast amounts of passing traffic and opposite the new £500 m Cabot Circus retail and leisure development. In addition its situation adjacent to the new 149 bed Future Inns Hotel would further allow an occupier to take advantage of the high number of guests regularly visiting the hotel.

The area surrounding the subject property has undergone significant improvement over recent years and offers a popular and central retail/office location for any occupier.

DESCRIPTION

The property provides a newly built, self contained ground floor retail unit that has currently been finished to a shell specification allowing an ingoing occupier to carry out their own specific fit out works as required.

Further to the prominent and highly visible unit, there is also potential to secure an additional outside courtyard accessed directly from the unit.

ACCOMMODATION

The property provides the following approximate net internal areas:-

Internal Width (front) 13.2 m – (43'3")
Internal Width (rear) 2.18 m – (7'2")
Shop Depth – 7.58 m (50' 7")
Ground Floor Sales 136 sq m (1 474 sq ft)

TENANCY

The property is available by way of a new affectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

Upon Application

USE

The premises has planning consent for use falling within Use Class A1/A2/A3.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in respect of this transaction.

VAT

All rentals and prices quoted are exclusive of VAT, if applicable.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 9349977

SUBJECT TO CONTRACT

JUNE 2011

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.