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**BURSTON COOK**

**Excellent Trading Position**

## TO LET RETAIL UNIT

**14 COTHAM HILL,  
REDLAND, BRISTOL, BS6 6LF**



- **LOCK UP SHOP – CIRCA 722 SQ FT (67 SQ M) PLUS LARGE BASEMENT**
- **WOULD SUIT A VARIETY OF RETAIL USES (SUBJECT TO PLANNING)**
- **QUOTING RENT OF ONLY £15,750 PER ANNUM, EXCLUSIVE**
- **ESTABLISHED AND POPULAR NEIGHBOURHOOD RETAILING PITCH, SERVING THE DENSELY POPULATED RESIDENTIAL AREAS OF REDLAND & CLIFTON JUST OFF WHITELADIES ROAD AND BUSY STUDENT THOROUGHFARE**

**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 property is situated just off Whiteladies Road, fronting onto Cotham Hill, a very popular and long established retailing street, serving the densely populated areas of Redland and Clifton.

Redland is considered to be an upmarket residential suburb housing a mixture of young families, young professionals and university students. Many established retailers are located in this pitch.

## DESCRIPTION

The unit benefits from a large sales area with ample ancillary stores to the rear as well as a large basement with good head height.

## ACCOMMODATION

The property provides the following approximate net areas:-

Main sales area	416 sq ft	(38.65 sq m)
Rear office/ Kitchen	119 sq ft	(11.1 sq m)
Rear Store	187 sq ft	(17.39 sq m)
Basement	464 sq ft	(43.11 sq m)
<b>Total</b>	<b>1186 sq ft</b>	<b>(110 sq m)</b>

## TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

## RENT

Rental offers are sought in the region of £15,750 per annum, exclusive

## RATES

The rates payable are currently in the region of £6,210 per annum April (2010).

## 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 4th January 2009.

## VAT

All prices/rentals quoted are exclusive of VAT if applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in respect of this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -  
Burston Cook

FAO: Andrew Oliver MRICS or David Ball  
Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**May 2010**

### 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.