



TO LET

6 DOWNEND ROAD, DOWNEND, BRISTOL, BS16 5UJ



- **PROMINENT AND BUSY HIGH STREET POSITION SERVING THE DENSELY POPULATED RESIDENTIAL AREA OF DOWNEND**
- **LARGE RETAIL SPACE OF 3,806 SQ FT PLUS REAR STORES OF 830 SQ FT**
- **ACCESS TO SHARED SECURE YARD AREA**
- **NEW LEASE FOR A TERM TO BE AGREED**

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 located in the centre of Downend's retailing High Street serving the densely populated suburb of Downend. Downend Road is the main through road linking Kingswood to Staple Hill and is easily accessed approximately 0.6 miles from the A4174 Avon ringroad.

Surrounding retail properties include Lloyds TSB Bank, Somerfield, Martins, First Choice Holidays, Ladbrokes, Halifax, CLIC, St Peters Hospice and a variety of other local and national retailers.

DESCRIPTION

The property comprises a purpose built retail building over ground and basement floors with the benefit of a large front window display.

The main sales area provides open plan accommodation benefiting from electronic security shutters, air conditioning and suspended ceilings. Approximately 21 metres into the retail unit, there is a demountable wall, beyond which the current layout provides for staff accommodation and stores, incorporating a staff kitchen plus male and female WCs.

ACCOMMODATION

The property provides the following approximate accommodation:-

Ground Floor	3,806 sq ft	(355.7 sq m)
Basement	830 sq ft	(77.1 sq m)
Total	4,636 sq ft	(432.8 sq m)

TENURE

The property is offered to let by way of a new full repairing and insuring lease for a term to be agreed and subject to four yearly rent reviews.

RENTAL

On application.

RATES

We understand that the current rates payable (April 2010) are in the region of £11,280.50 per annum, exclusive. We would, however, recommend that interested parties make their own enquiries at www.voa.gov.uk.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VAT

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: David Ball BA MSc (Hons)

Tel: 0117 9349977

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.