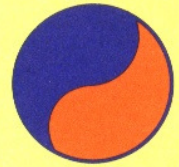


Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

**EXCELLENT BUSINESS
OPPORTUNITY**

GROUND FLOOR RETAIL UNIT 41 HIGH STREET, CITY CENTRE, BRISTOL, BS1



- **BUSY TRADING POSITION IN BRISTOL CITY CENTRE WITH HIGH LEVEL OF PASSING FOOTFALL**
- **GOOD DECORATIVE ORDER THROUGHOUT AND AIR CONDITIONING**
- **CURRENTLY FITTED FOR SANDWICH BAR**
- **FLEXIBLE LEASE TERMS AVAILABLE**
- **RENTAL – ONLY £11,500 PA, EXCLUSIVE**
- **A GREAT OPPORTUNITY TO ACQUIRE A WELL FITTED RETAIL UNIT IN THIS EXCELLENT TRADING POSITION**

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 prominently situated fronting onto High Street within walking distance of the waterfront, Corn Street and Broadmead. It offers an excellent and thriving trading position with a large amount of passing footfall, both during the week and at weekends.

DESCRIPTION

The ground floor shop unit is self contained retail unit fronting directly onto the High Street. It benefits from a main sales area, rear kitchen and stores along with WC facilities. It has previously been used as a sandwich / coffee shop, although would suit other retail uses.

The unit is in a good state of decorative order and benefits from modern lighting, painted plaster walls and ceilings, non slipping flooring and air conditioning.

ACCOMMODATION

The building provides the following approximate net internal floor areas:-

Ground Floor Sales Area	512 sq ft	(47.59 sq m)
Ancillary	191 sq ft	(17.78 sq m)
Total	703 sq ft	(65.37 sq m)

TENANCY

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

RENTAL

£11,500 pa, exclusive.

USE

The property has previously been used as a sandwich shop although could be used for numerous retail uses. We understand from Bristol City Council that A1 (retail) consent is currently granted, although interested parties are recommended to make their own enquiries.

RATES

The rates payable from April 2010 are approximately £5,871 per annum, exclusive. We would recommend interested parties also make their own enquiry via www.voa.gov.uk or Bristol City Council.

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

Tel: 0117 9349977

SUBJECT TO CONTRACT

AUGUST 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.