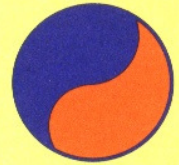


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
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BURSTON COOK

SHOP TO LET

UNIT 3 IMPERIAL ARCADE, BEDMINSTER, BRISTOL *PROMINENT ARCADE POSITION*



- **LARGE DOUBLE UNIT**
- **HIGH FOOTFALL AND PASSING TRADE**
- **NEW FLEXIBLE LEASE AVAILABLE**
- **QUOTING RENTAL ONLY £18,950 PER ANNUM, EXCLUSIVE**
- **ESTABLISHED AND POPULAR RETAIL PARADE, SERVING THE DENSELY POPULATED RESIDENTIAL AREA OF BEDMINSTER**
- **1,695 SQ FT (157.47 SQ M)**

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 within Imperial Arcade fronting onto Bedminster Parade, a very popular and long established neighbourhood and retailing street, serving the densely populated residential area of Bedminster.

Bedminster Parade has a high level of passing trade, within a popular and established retail area of Bedminster. It links to the pedestrianised East Street and is within 10 minutes walk of Bristol city centre. The retail unit also benefits from a nearby large car park and limited on street parking.

Bedminster Parade/Imperial Arcade has a variety of other occupiers including a renowned local restaurant, hairdressers, library and art gallery to name but a few.

DESCRIPTION

Unit 3 provides a prominent position on Imperial Arcade, formerly occupied by Poundstretcher.

The unit is one of the largest in the arcade and offers an open plan sales area with additional WC, kitchen and storage facilities to the rear. In addition, it provides further mezzanine stores and the benefit of rear vehicle access.

ACCOMMODATION

The unit provides the following approximate net internal areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition): -

Retail Sales Area	1,263 sq ft	(117.3 sq m)
Rear Kitchen	36 sq ft	(3.3 sq m)
Mezzanine Stores	396 sq ft	(36.8 sq m)
Total	1,695 sq ft	(157.4 sq m)

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

£18,950 per annum, exclusive

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with government legislation.

VAT

All prices/rentals quoted are exclusive of VAT unless otherwise stated.

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 MSc

Tel: 0117 934 9977

SUBJECT TO CONTRACT

JANUARY 2012

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.