

**Chartered Surveyors  
& Commercial Property Consultants**

**Partners**

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JPH Cook FRICS

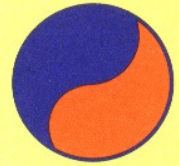
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**BURSTON COOK**

# TO LET

## 35 LOWER REDLAND ROAD, REDLAND, BRISTOL, BS6 6TB



- **DOUBLE FRONTED RETAIL UNIT 1,257 SQ FT (116 SQ M)**
- **UNDER REFURBISHMENT**
- **D1 CONSENT WITH POTENTIAL FOR A1/A2 CONSENT (SUBJECT TO PLANNING)**
- **FLEXIBLE LEASE TERMS**
- **£16,000 PER ANNUM, EXCLUSIVE**

**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 on the corner of Lower Redland Road and Evans Road. Lower Redland Road provides a mix of occupiers including hairdressers, beauty salons, cafés, butcher and Tesco Express on the junction of Whiteladies Road.

Whiteladies Road itself provides further amenities to include a Post Office, numerous banks, building societies, bars and restaurants.

## **DESCRIPTION**

The accommodation comprises a ground floor retail unit fronting on to Lower Redland Road.

The upper floors are in the process of being converted to self contained residential accommodation whilst the ground floor has been stripped out and is in the process of being refurbished and will benefit from the following specification, to include: -

- Plaster painted walls
- Perimeter trunking
- WC facilities
- Kitchenette
- Newly double glazed windows/doors
- Central heating

The unit also benefits from three phase electricity and will be left as a shell finish but can be finished to accommodate an occupier's requirements, subject to negotiation.

## **ACCOMMODATION**

The unit comprises the following floor areas: -

Gross Sales Area	1,257 sq ft (116 sq m)
Gross Frontage -	30 ft 2 in (9.23 m)
Gross Depth -	49 ft 8 in (15.2 m)

## **TENURE**

The premises are available by way of a new affectively full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

## **RENTAL**

£16,000 per annum, exclusive

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **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: Jayne Rixon MRICS and David Ball MSc

Tel: 0117 9349977

**SUBJECT TO CONTRACT**

**DECEMBER 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.