

Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
website: www.burstoncook.co.uk



BURSTON COOK

**HAIRDRESSERS & OTHER RETAILERS CAN WALK
IN AND TRADE FROM DAY 1...**

**SHOP TO LET
28 PORTLAND STREET
CLIFTON VILLAGE
BRISTOL**



- **SHOP TO LET**
- **CIRCA 66.4 SQ M (715 SQ FT)**
- **SITUATED WITHIN THE ESTABLISHED AND POPULAR RETAILING AREA OF CLIFTON VILLAGE**
- **CURRENTLY FITTED AS A TOP QUALITY HAIRDRESSERS WITH 8 CHAIRS PLUS BASINS AND ROOM FOR 10+**
- **CURRENT RENTAL OF £11,000 PA, EXCLUSIVE WITH PREMIUM OFFERS INVITED FOR THE FIXTURES & FITTINGS, ENABLING A HAIRDRESSER TO MOVE IN AND TRADE FROM DAY 1**

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

Clifton Village is a long established and popular up-market retailing area serving the densely populated residential community of Clifton and north west Bristol and also the many tourists visiting Bristol and the world famous Clifton Suspension Bridge.

The property is situated fronting onto Portland Street within approximately 20 metres of its junction with The Mall.

There are a wide variety of established retailers within the immediate vicinity.

DESCRIPTION

The premises comprise a ground floor lock up retail unit currently occupied by Pureté Hairdressers and has only recently been fitted to an excellent standard as a hairdressing salon and benefits from a well fitted kitchen and wc.

The property offers a fantastic opportunity to enable an occupier to start trading immediately in an up-market and densely populated area of Bristol.

FIXTURES AND FITTINGS AND PREMIUM

If required, the lease can be sold with the benefit of the use of the existing tenant's fixtures and fittings within the premises, to include fully functioning hairdressing salon furniture and equipment. Premium offers are invited.

ACCOMMODATION

We have measured the premises on site in accordance with the RICS Code of Measuring Practice and calculate the appropriate areas and dimensions as follows:-

Ground Floor Sales:	533 sq ft	49.55 sq m
Kitchen:	49 sq ft	4.52 sq m
Total:	582 sq ft	54.07 sq m

TENURE

The property is offered by way of assignment or sub-letting of the existing lease expiring 24 March 2018. The current rent payable is £11,000 per annum, exclusive rising £1,000 annually to £14,000 from 25th March 2012.

RATING

We are advised that the Rates Payable for the current year are approximately £4,171 per annum although prospective tenants should be advised to make their own enquiries to the local council.

VAT

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

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Sarah Bicknell

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

October 2009

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.