

**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

TO LET

LOCK-UP SHOP

14 SANDY PARK ROAD, BRISLINGTON, BRISTOL



- **LARGE SALES AREA WITH REAR STORES**
- **POPULAR AND BUSY HIGH STREET PARADE**
- **FLEXIBLE SUB-LEASE AVAILABLE**
- **ONLY £9,500 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 fronting on to a busy high street parade, serving the densely populated surrounding residential area of Brislington. Brislington is conveniently located with excellent road networks in close proximity to Bath Road (A4 and the Bristol Ring Road) and is just two miles south east of Bristol City centre.

There is a variety of other retail occupiers within the retail parade to include William Hill, St Peters Hospice, Post Office, Lloyds Pharmacy and Martin McColl newsagent to name but a few.

DESCRIPTION

The property comprises a ground floor retail unit with a large sales area and additional rear storage as well as Wc and kitchen facilities.

ACCOMMODATION

The property provides the following approximate net areas:-

Main sales area	693 sq ft	(64.4 sq m)
Kitchen/store	141 sq ft	(13.1 sq m)
Rear store	57 sq ft	(4.4 sq m)
Total	891 sq ft	(82.9 sq m)

TENURE

The property is being offered to let by way of a new flexible sub-lease for a term of years to be agreed.

RENTAL

£9,500 per annum, exclusive.

RATES

The rate payable from April 2010 will be approximately £3,800 per annum.

In-going tenants may benefit from a level of small business rates relief. We would, however, recommend interested parties make their own enquiries with Bristol City Council or via www.voa.gov.uk.

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: -

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.

Burston Cook

FAO: Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

APRIL 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: -

(3) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

(4) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.