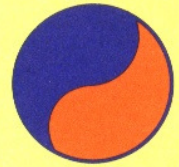


Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

LOW RENT & RATES

RETAIL UNIT TO LET 2 SMALL STREET, BRISTOL, BS1 1DA



- **KIOSK RETAIL UNIT WITH LARGE BASEMENT STORES**
- **ESTABLISHED RETAIL PITCH BY BRISTOL COURTS AND BRISTOL'S ESTABLISHED BUSINESS CENTRE**
- **EXCELLENT RETAIL OPPORTUNITY WITH LOW OCCUPATIONAL COSTS**
- **NEW FLEXIBLE LEASE AVAILABLE AT ONLY £5,950 PER ANNUM, EXCLUSIVE**
- **LOW RATEABLE VALUE**

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 fronting onto Small Street, adjacent to the Law Courts. Small Street is at the heart of Bristol's entertainment quarter in the central business district with many prominent A3 users in the vicinity as well as numerous offices and businesses.

This location offers provides a busy and established trading position with benefit of a high level of footfall, particularly during the week serving the high level of office and business workers.

DESCRIPTION

The property comprises a lock-up kiosk style retail unit over ground and basement floors.

It is currently trading as an established and popular newsagents, although would suit any number of retail uses.

The property offers an exciting opportunity for a retailer to take full advantage of the busy and established location, although procuring this unit will help any new or established business with the low occupational costs.

The property benefits from full height basement stores, therefore offering any occupier the ability to maximize the use of the ground floor retail sales area.

ACCOMMODATION

From measurements taken on site the property comprises the following approximate net internal areas: -

Ground floor sales area	227 sq ft	(21.09 sq m)
Basement stores	165 sq ft	(15.33 sq m)
Total NIA	392 sq ft	(36.42 sq m)

LEASE

The property is offered by way of a new effectively full repairing lease by way of a service charge for a term of years to be agreed.

RENTAL

Rental offers are sought in the region of £5,950 per annum, exclusive.

RATES

Current ratable value from April 2010 is only £4,950. Most occupiers would benefit from up to 50% rates relief, therefore the rates payable will be from only £1,025 per annum, exclusive. We would recommend that all interested parties make their own enquiries directly with Bristol City Council or at www.voa.gov.uk

VAT

All rentals quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

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

Tel: 0117 934 9977

SUBJECT TO CONTRACT

MARCH 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.