



TO LET

125 STOKE LANE, WESTBURY-ON-TRYM, BRISTOL, BS9 3RW

THIS SHOP IS SITUATED IN AN ESTABLISHED AND BUSY NEIGHBOURHOOD PARADE, FULLY FITTED TO A HIGH STANDARD AS A2 OFFICES AND WOULD ALSO SUIT TRADITIONAL RETAIL USE AND CLINIC/TREATMENT ROOMS.



- APPROXIMATE NET INTERNAL FLOOR AREA – 611 SQ FT (56.8 SQ M)
- RECENTLY FULLY FITTED TO A HIGH STANDARD AS A2 OFFICES
- AN ESTABLISHED AND BUSY PARADE SERVING THE UPMARKET AND DENSELY POPULATED RESIDENTIAL AREAS OF STOKE BISHOP AND WESTBURY-ON-TRYM
- OTHER NEARBY OCCUPIERS INCLUDE THE CO OP, ST PETERS HOSPICE, LLOYDS PHARMACY AND A VARIETY OF OTHER LOCAL RETAILERS
- THE UNIT IS OFFERED TO LET (NOT TO INCLUDE THE FIRST FLOOR RESIDENTIAL FLAT)
- PLANNING CONSENT FOR A2 USE CLASS (FINANCIAL & PROFESSIONAL SERVICES) TO INCLUDE TRADITIONAL RETAIL AND WOULD ALSO SUIT CLINIC/TREATMENT ROOMS, SUBJECT TO PLANNING.
- LOW RATES PAYABLE OF ONLY £2,815

SUBJECT TO CONTRACT

LOCATION

The property is prominently situated on Stoke Lane, a principle route leading from Westbury-on-Trym to Stoke Bishop and forming part of an established neighbourhood retail parade, serving the densely populated surrounding residential area.

The retail unit has been fully fitted to a contemporary standard as A2 offices with finishes including a card operated entry system, oak finished flooring, surface mounted category 2 lighting, gas fired central heating, fitted kitchen and separate WC. The current layout, which could easily be adapted, provides a reception area, 4 individual offices, separate kitchen and single WC. There is a small rear courtyard patio accessed from the rear office.

TENURE

To Rent

The property is offered to let by way of a new, effectively full repairing and insuring lease for a term to be agreed and subject to 3 yearly rent reviews.

PRICE/RENT

On application

BUSINESS RATES

Rates payable for the current year are circa £2,815.

VAT

VAT is payable on the rent.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT, if applicable.

VIEWING ARRANGEMENT

Please contact the sole agents:

Burston Cook

Tel: 0117 934 9977

FAO: Julian Cook FRICS

SUBJECT TO CONTRACT

MAY 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.