

**Chartered Surveyors
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Partners**

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BURSTON COOK

PRIME SHOP TO LET

**36 THE MALL, CLIFTON VILLAGE, BRISTOL
BS8 4DS**



- **PRIME RETAIL SHOP TO LET – RARE OPPORTUNITY**
- **BUSY RETAIL PITCH FRONTING THE MALL**
- **45.16 SQ M (486 SQ FT) SALES PLUS BASEMENT SALES OF 29.0 SQ M (312 SQ FT)**
- **RENT ONLY £19,400 PER ANNUM**

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 prominently situated in a prime location fronting onto the established retailing area of The Mall at the heart of Clifton Village. This particular stretch is considered to be one of the busiest retailing positions in Clifton Village in terms of pedestrian footfall and opportunities to acquire retail units in this particular area are rare.

DESCRIPTION

The premises comprise a self-contained lock-up retail unit plus additional basement sales area. The property is presented well and is currently fitted to a good standard for retail sales.

LEASE

The property is offered to let by way of a new effectively full repairing and insuring lease for a term of 15 years and subject to 3 yearly rent reviews.

ACCOMMODATION (all areas and dimensions are approximate)

From our on site measurements, the net internal floor area comprises: -

Ground Floor Sales	45.16 sq m	486 sq ft
Basement Sales/Staff	29.0 sq m	312 sq ft
Total	74.16 sq m	798 sq ft

BUSINESS RATES

Rates payable are c £7,245 per annum, exclusive.

VAT

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

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

OCTOBER 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: -

(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 consultants if they have any concerns about asbestos and asbestos related issues.