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## TO LET

**49 HENLEAZE ROAD, BRISTOL, BS9 4JU**

***EXCELLENT COMMERCIAL UNIT WITHIN USE  
CLASS E***



- **EXCELLENT RETAIL UNIT ON POPULAR HENLEAZE ROAD**
- **QUOTING RENT ONLY £20,750**
- **LARGE SALES AREA**
- **APPROXIMATE NET INTERNAL AREA 926 SQ FT**
- **LOW RATEABLE VALUE**

SUBJECT TO CONTRACT

## **LOCATION**

The property is located on Henleaze Road within Henleaze which is an affluent suburb of Bristol, approximately 2.5 miles north west of the city centre.

Henleaze Road benefits from a wide variety of both national operators and popular independent business. Businesses in close proximity include Boots, Costa and Wards Solicitors.

## **DESCRIPTION**

The subject property comprises a ground floor retail unit within a mid-terrace building on Henleaze Road in Bristol.

At present the sales area is fitted with a suspended ceiling, recessed lighting, recessed ceiling air conditioning units and a mix of carpet and tiled floor coverings. To the rear of the sales area is a customer WC and the unit also benefits from ancillary accommodation to the rear with a storeroom / office, kitchen and single WC. The shop frontage is predominantly glazed and externally to the rear is a small courtyard with rear access. We understand that the ground floor occupier will have a right of access over this courtyard.

## **QUOTING RENT**

£20,750 pax

## **TENURE**

The property is offered to let by a new effectively full repairing and insuring term for a term of years to be agreed. The property will be subject to a service charge and a rental deposit maybe required.

## **RATES**

The property has the following rating assessment as per the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)):

Rateable Value: £15,750

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of C(57) and a copy of the certificate can be made available upon request.

## **PLANNING**

For the purposes of marketing we assume the property benefits from planning Use Class E and the property is suitable for a variety of commercial usage subject to landlords' consent and planning (if applicable) in line with the following uses; retail, financial and professional services, cafes, office, clinic, health centre, indoor sport and recreation.

## **VAT**

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

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment with the sole agents:-  
Burston Cook

FAO: Tom Coyte MRICS and Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: [tom@burstoncook.co.uk](mailto:tom@burstoncook.co.uk) and [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**October 2020**

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.