



'CLASS E' UNIT TO LET

GROUND FLOOR, 204 NORTH STREET, SOUTHVILLE, BRISTOL, BS3 1JF



- **FANTASTIC OPPORTUNITY TO SECURE A RETAIL UNIT ON POPULAR NORTH STREET**
- **USE CLASS E**
- **LOW RENT OF ONLY £15,000 PAX**
- **NEW LEASE AVAILABLE**
- **SMALL BUSINESS RATES RELIEF (SUBJECT TO ELIGIBILITY)**

SUBJECT TO CONTRACT

LOCATION

The property is located on North Street which is a popular and vibrant high street in Southville, Bristol. Southville is a popular area located in the south of Bristol approximately 2 miles from Bristol Temple Meads station and 1 mile south of Bristol city centre. The residential area of Southville accommodates young professionals, families and students and is an increasingly affluent area.

North Street benefits from an excellent mix of occupiers including several popular restaurants, several successful bars and a wide range of local and national retailers which trade very well given the high levels of footfall. North Street also benefits from Ashton Gate Stadium being a short walk from the property.

PROPERTY

The property comprises a ground floor retail unit fronting onto North Street in Southville. The property has a glazed frontage and internally, the property has a sales area which leads to a rear office and there are single WCs at the very rear of the unit.

ACCOMMODATION

The property has the following Net Internal Area: -

Ground Floor Sales	386 sq ft	(35.85 sq m)
Ancillary space:	206 sq ft	(19.15 sq m)
Total	592 sq ft	(55.00 sq m)

LEASE

The property is offered to the market by way of a new effectively full repairing and insuring lease by way of a service charge, the terms of which are to be agreed.

RENT

The quoting rent is £15,000 per annum

PLANNING USE

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.

BUSINESS RATES

The property has a Rateable Value of £7,200.

Interested parties are likely to benefit from Small Business Rates Relief (subject to eligibility) and are advised to make their own enquiries.

VAT

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

LEGAL FEES

All Parties are to bear their own legal fees.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

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