



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

TO LET

COMMERCIAL UNIT – CLASS E

**47 HIGH STREET, KINGSWOOD,
BS15 4AA**



- **PROMINENT HIGH STREET LOCATION**
- **CLASS E**
- **RENT UPON APPLICATION**
- **FLEXIBLE LEASE TERMS AVAILABLE**
- **SUIT OFFICE, RETAIL AND RANGE OF OTHER COMMERCIAL USES**

SUBJECT TO CONTRACT

LOCATION

The property is prominently situated fronting onto High Street, Kingswood, with return frontage along Church Road.

Kingswood High Street is a vibrant and busy eastern suburb of Bristol which benefits from a good mix of independent and national retailers such as Lloyds Bank and Sainsbury's.

DESCRIPTION

The property comprises a period mid terrace retail unit which includes two small offices to the rear. The unit also benefits from a single WC and a kitchenette.

The property may suit a wide variety of commercial uses.

ACCOMMODATION

From our measurements taken on site, the unit provides the approximately following floor areas:-

Ground Floor

| | | |
|------------------|------------------|--------------------|
| Retail unit | 485 sq ft | (45.1 sq m) |
| Kitchen | 27 sq ft | (2.6 sq m) |
| Sub Total | 512 sq ft | (47.4 sq m) |

TENURE

The unit is available to let on an effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed.

RENTAL

Upon application.

RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation:-

Rateable Value: £4,350.00

Prospective tenants may be eligible for small business rates relief and we would recommend all interested parties make their own enquiries with South Gloucestershire Council (<http://www.southglos.gov.uk/>) on this matter.

ENERGY PERFORMANCE CERTIFICATES

Rating - E (111).

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: Tom Coyte MRICS

SUBJECT TO CONTRACT

AUGUST 2021

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.