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TO LET
RETAIL UNIT – CLASS E

38 COTHAM HILL, BRISTOL, BS6 6LA



- **POPULAR LOCATION ON COTHAM HILL**
- **LOCK UP SHOP ON BUSY RETAIL PARADE**
- **QUOTING RENT – ONLY £18,000 PER ANNUM EXCLUSIVE**
- **CLOSE TO WHITELADIES ROAD AND CLIFTON DOWN SHOPPING CENTRE**
- **TOTAL NET INTERNAL AREA OF 726 SQ FT**

SUBJECT TO CONTRACT

LOCATION

The property is situated on Cotham Hill, a very popular and well established retail location serving the densely populated areas of Redland, Cotham and Clifton. Situated just off Whiteladies Road, Cotham Hill benefits from high footfall moving between the city centre and Whiteladies Road. Clifton Down Railway Station and Clifton Down Shopping Centre are a short walk from the retail unit where national operators such as Starbucks, Sainsbury's, EE and Boots trade from.

Cotham Hill itself benefits from a number of successful local and national retailers such as Mind as well as a range of popular restaurants such as Pasta Loco and Bravas.

DESCRIPTION

The property comprises a retail unit with a predominantly glazed frontage arranged over ground floor. The shop benefits from wood effect flooring, suspended ceilings with recessed lighting and electric heating.

To the rear of the unit is a useful storage area and kitchen along with a single WC. The unit also benefits from a small rear external courtyard area with a purpose-built bin storage area.

ACCOMMODATION

The property had been measured in accordance with the RICS Property Measurement Standards and we confirm that the property has the following approximate Net Internal Area: -

Ground Floor: 726 Sq Ft

TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

The quoting rent is £18,000 per annum, exclusive.

RENTAL DEPOSIT

A tenant may be required to provide a rental deposit to the landlord, subject to the financial covenant strength of the ingoing tenant.

BUSINESS RATES

We understand that the property has the following ratings assessment:-

Rateable Value: £ £12,500.00

N.B. We would highlight that a tenant is likely to benefit from Small Business Rates Relief and we would recommend that interested parties make their own enquiries direct with Bristol City Council in this regard.

ENERGY PERFORMANCE CERTIFICATE

Rating = E (103).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8633-3368-1271-4694-9157>

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.

VAT

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint sole agents: -

Burston Cook

FAO: Tom Coyte MRICS and Holly Boulton BSc

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk or holly@burstoncook.co.uk

SUBJECT TO CONTRACT

NOVEMBER 2021

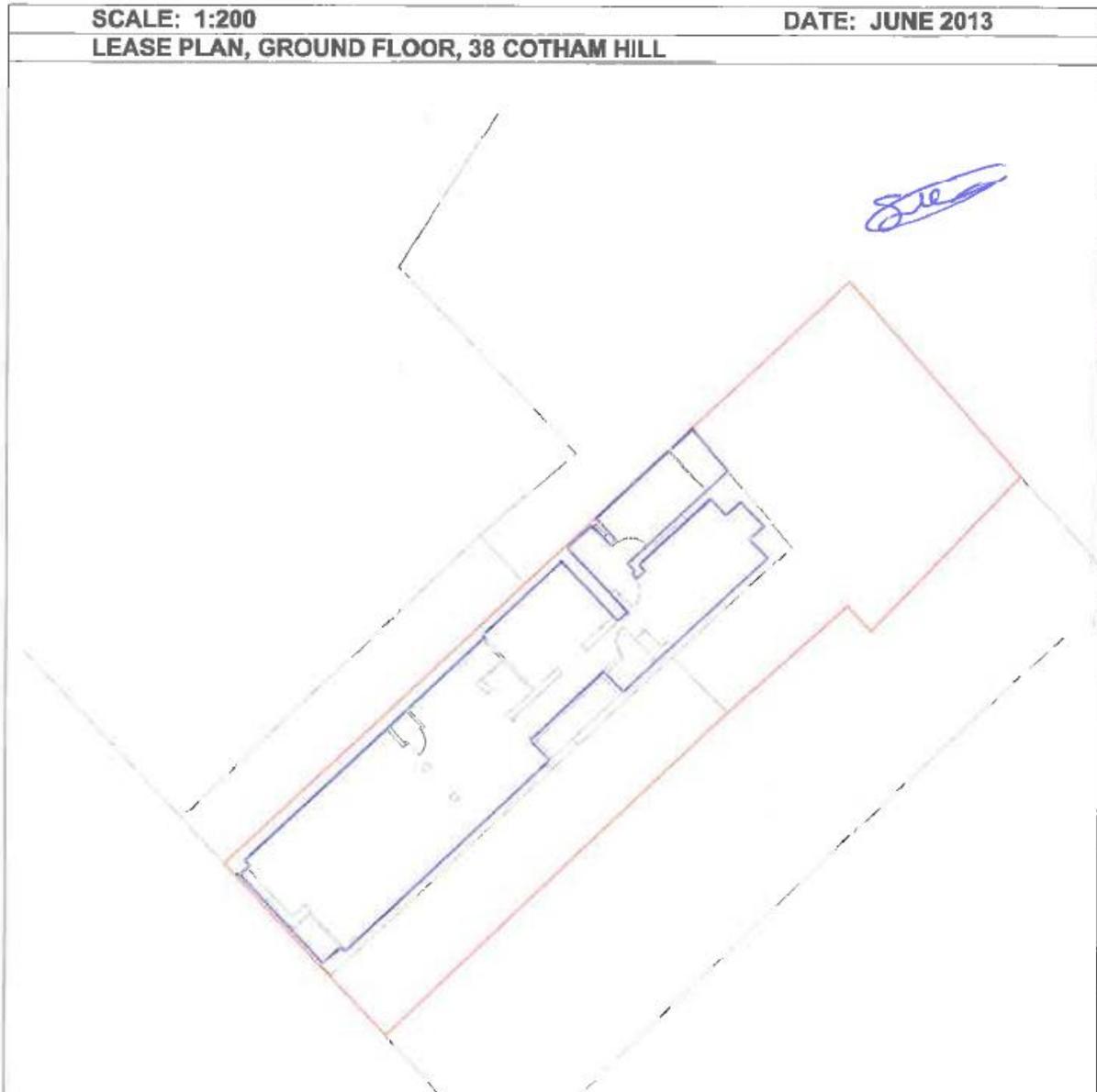
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Plan 1



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