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TO LET

41 HENLEAZE ROAD, BRISTOL, BS9 4JU

***FANTASTIC GROUND FLOOR "CLASS E" UNIT
AVAILABLE IMMEDIATELY***



- **"CLASS E" UNIT TO LET ON POPULAR HENLEAZE ROAD**
- **QUOTING RENT ONLY £16,000 PER ANNUM, EXCLUSIVE**
- **FRONT SALES AREA WITH REAR KITCHEN, WC AND SHOWER**
- **APPROXIMATE NET INTERNAL AREA 681 SQ. FT (63.27 SQ. M)**
- **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 Tesco Express.

DESCRIPTION

The subject property comprises a ground floor retail unit within an end of terrace building on Henleaze Road in Bristol. The front area is fitted with a fully glazed shop front, carpet covered flooring, a suspended ceiling, recessed lighting, and recessed ceiling air conditioning units. There is also gas central heating. The ancillary accommodation to the rear contains a kitchen, shower room and single WC.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th edition), the property has the following approximate net internal areas:

Ground Floor: 681 sq. ft (63.27 sq. m)

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 may be required.

QUOTING RENT

£16,000 per annum, exclusive.

RATES

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

Rateable Value: £12,500

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.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D(94) and a copy of the certificate can be made available upon request.

VAT

We understand that the property is not elected for VAT, therefore no VAT will be payable at this time.

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: Holly Boulton BSc (Hons) and Tom Coyte MRICS

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SUBJECT TO CONTRACT

Updated March 2022

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.