

# LARGE "CLASS E" COMMERCIAL UNIT TO LET

11 Canford Lane, Westbury-on-Trym, Bristol, BS9 3DB.



- A large, self-contained commercial unit available in Westbury-on-Trym
- Benefits from a retail frontage
- Approximately 2,508 sq. ft (233 sq. m)
- Suitable for a wide range of commercial uses under Class E, to include Restaurant / Café, Gym / Leisure, Retail and Office

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is prominently situated fronting onto Canford Lane in Westbury on Trym, an affluent suburb located approximately 2.5 miles north of Bristol city centre. It is located in an excellent position on a purpose built retail parade with strong visibility as a result of being located at the top end of the parade. The property benefits from being located next to a bus stop, which results in high footfall and good public transport links for pedestrian shoppers.

## DESCRIPTION

There is a glazed shop front and entrance, a large open plan sales area, male and female WC facilities, a large ancillary area to the rear and a fitted staff kitchen.

Staff car parking permits may be available to the rear of the property.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	2,508	233

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. A deposit may be required.

## RENT

Quoting £30,000 per annum, exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency Website the office has the following designation:

Rateable Value : £17,250

Approximate Rates Payable: £8,607

## VAT

We have been advised that the property is elected for VAT, therefore VAT will be payable on top of prices.

## EPC

A copy of the EPC certificate is available upon request.

## LEGAL FEES

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

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

## SUBJECT TO CONTRACT

December 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.*

