

COMMERCIAL UNIT TO LET ON GLOUCESTER ROAD

10-12 Gloucester Road, Bishopston, Bristol, BS7 8AE



- A double fronted ground floor commercial unit available
- Fantastic location on the ever-popular Gloucester Road
- New lease, terms to be agreed
- Approximately 2,318 sq. ft (215.35 sq. m)
- Class E use, may suit other uses subject to landlord consent
- Available from the end of March 2024



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 situated on the popular and established Gloucester Road, serving the densely populated surrounding residential areas of Horfield, Redland and Bishopston. Gloucester Road has become a very popular high street and boasts a wide range of shops, cafes and restaurants - from national occupiers such as Sainsburys, Tesco's and Boots through to the numerous independent local retailers and popular well known leisure and café outlets.

DESCRIPTION

The property comprises a double fronted ground floor commercial unit on Gloucester Road, in Bristol. The property was originally two units which have been knocked through to create one large unit. There is a sales area at the front and ancillary storage areas, WCs and kitchenette at the rear. The rear areas are slightly elevated and accessed via small internal steps. The property is fitted with a fully glazed shop front with a pedestrian entrance door in the front elevation, there is also a staff entrance and a fire escape at the rear of the property.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate net internal areas:

Sales Area:	1222 sq. ft	(113.53 sq. m)
Ancillary areas:	1096 sq. ft	(101.82 sq. m)
Total:	2,318 sq. ft	(215.35 sq. m)

TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge. Available from the end of March 2024.

RENT

The quoting rent is £42,000 per annum, exclusive.

PLANNING

Class E.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £34,750.

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 contract 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.

Interested parties are advised to make their own investigations to establish the exact rates payable .

VAT

We have been advised that the property is not elected for VAT.

EPC

A copy of the EPC 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 AssocRICS
Tel: 0117 934 9977
Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

January 2024

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.

