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TO LET

***“EXCELLENT OPPORTUNITY TO LET A GROUND FLOOR
SELF-CONTAINED RETAIL UNIT IN THE CITY CENTRE”***

12 PARK ROW, BRISTOL, BS1 5LJ



- **SELF CONTAINED LOCK UP SHOP**
- **ESTABLISHED AND POPULAR RETAIL POSITION**
- **CLOSE TO BRISTOL ROYAL INFIRMARY AND BRISTOL UNIVERSITY**
- **RENT ONLY £10,000 PER ANNUM, EXCLUSIVE**
- **LOW RATABLE VALUE AND MAY BE ELIGIBLE FOR SMALL BUSINESS RATES RELIEF**

SUBJECT TO CONTRACT

LOCATION

The property is located fronting onto the busy Park Row, close to the B.R.I and Bristol University. The area remains a popular and sought after location for both retail and leisure uses due to its excellent position linking the city centre to Clifton, providing a high level of passing traffic and pedestrian footfall.

DESCRIPTION

The property comprises an open plan self-contained retail unit with excellent retail frontage and a single W/C to the rear. The property is currently fitted with wooden flooring and neutral decorations.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards (2nd Edition, January 2018), the property has the following approximate Net Internal Area:-

Ground Floor: 295 sq ft (27.41 sq m)

TENURE

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

RENT

Quoting rent is only £10,000 per annum, exclusive.

PLANNING USE

We understand that the property benefits from an A1 (General Retail) use class.

BUSINESS RATES

The property benefits from a Ratable Value of £8,200.

The property benefits from a Rateable Value of less than £12,000 and therefore an occupier may benefit from 100% Small Business Rates Relief subject to these specific conditions of the relief scheme. We would recommend that interested parties make their own enquiries direct with Bristol City Council.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATES

Energy performance rating – 121 E.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Charlie Kershaw MRICS and Holly Boulton BSc (HONS)

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk and holly@burstoncook.co.uk

SUBJECT TO CONTRACT

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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.