Chartered Surveyors
& Commercial Property Consultants

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

BURSTON COOK

RETAIL UNIT TO LET

8 PERRY ROAD, BRISTOL, BS1 5BQ

- **SELF CONTAINED LOCK UP SHOP**
- **ESTABLISHED AND POPULAR RETAIL POSITION**
- **CLOSE TO BRISTOL ROYAL INFIRMARY AND BRISTOL UNIVERSITY**
- **ONLY £12,000 PER ANNUM, EXCLUSIVE**
- **LOW RATABLE VALUE AND ELIGIBLE FOR SMALL BUSINESS RATES RELIEF**

SUBJECT TO CONTRACT

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

LOCATION
The property is prominently located on the busy Perry Road, linking St James Barton with Clifton. It is a highly visible parade of shops and the area remains popular and sought after due to its excellent position and a high level of passing traffic and pedestrian footfall.

DESCRIPTION
The premises comprises a ground floor self-contained lock up shop with excellent retail frontage, high ceilings and staff facilities at the rear.

ACCOMMODATION
The accommodation provides an approximate net internal area of 352 sq ft (32.7 sq m).

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

RENTAL
Quoting £12,000 per annum, exclusive.

BUSINESS RATES
The property benefits from a Ratable Value of £6,600. Occupiers may benefit from additional small business rates relief. We would recommend all interested parties make enquiries directly with Bristol City Council to establish the level of rates relief they are eligible for.

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
An EPC for the property can be provided upon request.

VIEWING AND FURTHER INFORMATION
Strictly by appointment through the sole agents: -
Burston Cook
FAO: Holly Boulton BSc (Hons) and Charlie Kershaw MRCIS
Tel: 0117 934 9977
Email: holly@burstoncook.co.uk and charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2019

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.