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## **FANTASTIC LARGE RETAIL / SHOWROOM UNIT TO LET**

**GROUND FLOOR  
62/64 HIGH STREET, SHIREHAMPTON, BRISTOL  
BS11 0DJ**



*CGI interpretation of property*

- **LARGE GROUND FLOOR RETAIL UNIT ON POPULAR BUSTLING HIGH STREET IN SHIREHAMPTON, BRISTOL.**
- **QUOTING RENT – ON APPLICATION**
- **CUSTOMER CAR PARKING TO FRONT**
- **APPROX 4,105 SQ FT**
- **EXCELLENT OPPORTUNITY**

SUBJECT TO CONTRACT

## LOCATION

The property is located in a prominent position on the busy and bustling High street of Shirehampton situated 3 miles to the west of Bristol City Centre. Shirehampton is a popular suburb of Bristol with excellent road and rail links, being only 1 mile from Junction 18 of the M4 and having its own train station with regular trains to Temple Meads Station in the City Centre.

The High street is a popular retail destination which benefits from a number of major multiple retailers such as Co-operative Foods and B&M as well as a large number of successful local independent retailers and various estate agents.

## DESCRIPTION

The property comprises a self-contained ground floor retail / showroom unit within a two-story property, plus a side access way. The ground floor retail unit has a large retail sales area and a large internal storage area.

Customers can park immediately to the front of the unit on designated street parking and the unit benefits from a good level of footfall and a densely populated residential area surrounding the high street.

The property benefits from planning Use Class E and is therefore 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.

## ACCOMODATION

In line with RICS Code of Measuring Practice (Sixth Edition) the property has the following approximate net internal floor areas:-

Ground Floor Retail Unit	4,105 sq ft	(381.50 sq m)
<b>Total</b>	<b>4,105 sq ft</b>	<b>(381.50 sq m)</b>

## TENURE

The property is offered to let on an effectively full repairing and insuring lease on terms to be negotiated:

## QUOTING RENT

Rent upon application.

## BUSINESS RATES

The Rateable Value is £39,750.00

## VAT

All prices quoted are exclusive of VAT. The unit is VAT elected.

## LEGAL COSTS

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

## EPC

A copy of the certificate can be made available upon request.

### 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.

## VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents, Burston Cook:-  
FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

**SUBJECT TO CONTRACT**

**July 2020**



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