Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

SHOP TO LET

37 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BX

- **LOCK UP SHOP**
- **MAY SUIT A1 OR A2 USES**
- **NO BUSINESS RATES PAYABLE**
- **ESTABLISHED RETAIL PITCH WITHIN THE POPULAR CLIFTON VILLAGE RETAILING AREA**
- **23.10 SQ M (249 SQ FT)**
- **RENTAL ONLY £10,500 PER ANNUM, EXCLUSIVE**

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 situated fronting onto Princess Victoria Street, within the popular and established retailing area of Clifton Village. Nearby occupiers include Farrow & Ball, The Coop and Coffee # 1 and a wide variety of other local and national retail outlets.

DESCRIPTION

The property comprises a ground floor retail unit with a large glazed window to the front forming a predominately glazed retail frontage and the unit is accessed via a shared pedestrian entranceway.

The property benefits from a newly refurbished single WC and kitchenette to the rear.

ACCOMMODATION

The property has the following approximate net internal area and has been measured in accordance with The RICS Property Measurement Standards (May 2015):-

Sales area	249 sq ft	(23.10 sq m)

TENURE

The property is available to let by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

SERVICE CHARGE

There is a fixed service charge of £1,900 per annum subject to increases in line with RPI. We understand that the service charge includes buildings insurance, all communal expenditure, external repairs and decorations and biannual fire alarm system servicing.

RENT

The quoting rent for the property is £10,500 per annum, exclusive.

BUSINESS RATES

Rateable Value £6,000 (2017)

We would highlight that interested parties are likely to benefit from 100% small business rates relief and therefore we would recommend that interested parties make their own enquiries with Bristol City Council in this regard.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

All prices are exclusive of VAT if applicable and we can confirm that the building is not elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook
FAO: Tom Coyte MSc
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

NOVEMBER 2017

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.