



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

RETAIL UNIT TO LET

**40 HIGH STREET, SHIREHAMPTON, BRISTOL,
BS11 0DJ**

***BENEFITS FROM A1 (GENERAL RETAIL) AND A2
(FINANCIAL AND PROFESSIONAL SERVICES) USE CLASS***



- **SHOP TO LET ON BUSY HIGH STREET**
- **CIRCA 554 SQ FT (51.55 SQ M) NET INTERNAL AREA**
- **QUOTING RENT ONLY £10,500 PER ANNUM, EXCLUSIVE**
- **NO BUSINESS RATES PAYABLE STC**

SUBJECT TO CONTRACT

LOCATION

The property occupies a prominent position fronting onto the High Street within an established retail location, serving the densely populated residential suburb of Shirehampton, and only 4 miles from Bristol city centre. There is a good level of footfall due to residential and leisure uses surrounding this road. Other retailers close by include The Co-Op, Boots, The Redland Bakery and also the latest addition BnM Home Bargains.

DESCRIPTION

The subject property comprises a ground floor retail unit within an end of terrace building situated on the High Street in Shirehampton. The unit benefits from a sales area with fully glazed frontage, ancillary accommodation with a kitchen facility and a single W/C to the rear.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate net internal floor areas are as follows:-

Ground floor (Sales Area):	494 sq ft	(45.98 sq m)
Ground floor (Ancillary):	60 sq ft	(5.57 sq m)
Total:	554 sq ft	(51.55 sq m)

TENURE

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

The landlord may carry out certain refurbishment works subject to the lease terms agreed.

RENT

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

BUSINESS RATES

We understand the Rateable Value is £11,000. Since the property benefits from a Rateable Value less than £12,000, interested parties may benefit from 100% small business rate relief subject to specific conditions of the relief scheme. We would recommend that interested parties make their own enquiries in relation to business rates payable.

USE

We understand the property benefits from use class A1 (General Retail) and A2 (Financial and Professional Services).

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All rentals and prices quoted are exclusive of VAT if applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents, Burston Cook:

FAO: Tom Coyte MRICS and Holly Boulton BSc (Hons)

Tel: 0117 934 9977

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

SUBJECT TO CONTRACT

Updated February 2020

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.