Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

RETAIL UNIT TO LET

34 BELLAND DRIVE, WHITCHURCH, BRISTOL, BS14 0EW

- **LOCK – UP RETAIL UNIT BASED ON A VIBRANT RETAIL PARADE**
- **NET INTERNAL AREA: 694 SQ FT (64.44 SQ M)**
- **QUOTING RENT OF £12,000 PER ANNUM EXCLUSIVE**
- **1 STAFF CAR PARKING SPACE TO THE REAR**

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 retail unit is located in an excellent position on a busy retail parade in Whitchurch. Forming part of the retail parade, the lock-up shop has good visibility and high footfall. The parade is a popular retail destination which benefits from a number of major multiple retailers and local businesses. Occupiers include amongst others McColl's Local, Coral, Co-op and a local café business.

Whitchurch is located approximately 5 miles South of Bristol City Centre and access both North and South is via the A37 (Bristol Road).

DESCRIPTION
The property comprises a retail unit fronting onto Belland Drive in Whitchurch. The retail unit is fitted with tiled flooring, ceiling mounted strip lighting, ceiling mounted air conditioning and heating units and the unit also benefits from a single WC situated to the rear. Externally, there is one staff car parking spaces to the rear of the unit.

ACCOMMODATION
The property has the following approximate net internal area in accordance with the RICS Property Measurement Standards (2nd Edition May 2018):-

Ground floor retail unit	694 sq ft	(64.44 sq m)

PLANNING
We have assumed that the property benefits from A1 (General Retail).

TENURE
The unit is offered 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.

PRICE
The quoting rent for the property is £12,000 per annum, exclusive.

BUSINESS RATES
The property has the following ratings assessment:-

Property:	34 / 36 Belland Drive, Bristol, BS14 0EW.
Description:	Shop and premises.
Rateable Value:	The property will need to be reassessed once the unit is split between 34 & 36 Belland Drive.

ENERGY PERFORMANCE CERTIFICATES
Rating = D (85).

VAT
All prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS
Each party to bear their own legal costs incurred in the transaction.

VIEWING AND FURTHER INFORMATION
Strictly by appointment through the sole agents: -

Burston Cook
FAO: Tom Coyte MRICS & Holly Boulton BSc
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SUBJECT TO CONTRACT **JANUARY 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.