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## **RETAIL UNIT TO LET**

### **90 STOKES CROFT, BRISTOL, BS1 3RJ**



- **RETAIL UNIT TO LET IN THE POPULAR, HIGH FOOTFALL AREA OF STOKES CROFT**
- **QUOTING RENT ONLY £12,500 PER ANNUM, EXCLUSIVE**
- **LOW RATEABLE VALUE WITH POTENTIAL FOR FULL EXEMPTION, SUBJECT TO ELIGIBILITY**
- **548 SQ FT (NET INTERNAL AREA) – 50.91 SQ M**

SUBJECT TO CONTRACT

## **LOCATION**

The property is prominently situated on the main road running through Stokes Croft in one of the most vibrant and sought-after retail locations in the city. Stokes Croft is home to many independent and national bars, restaurants and retail outlets including Pieminister, Crofters Rights, The Love Inn and Jamaica Street Stores.

## **DESCRIPTION**

The property comprises a lock up ground floor retail unit forming part of a neighborhood retailing parade. The unit benefits from a large fully glazed shop front and sales area, with ancillary accommodation and single W/C to the rear.

## **ACCOMMODATION**

The property provides the following approximate net internal area in accordance with the RICS Property Measurements Standard (2<sup>nd</sup> Edition, January 2018):-

Ground floor Sales	537 sq ft	(49.88 sq m)
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## **LEASE**

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

## **TENANT'S STATUS**

Tenants may be required to offer a rental deposit and/or personal guarantors, depending on trading history and covenant strength.

## **BUSINESS RATES**

We understand the Rateable Value for the property is £8,200.

*We understand that due to recent changes regarding small business rates relief, properties that have a Rateable Value of less than £12,000 will benefit from 100 % relief, however, this is specific to individual occupiers and you are advised to make your own enquiries with the Valuation Office Agency website to confirm the details.*

## **USE**

We understand the property benefits from use class A1 (General Retail).

## **ENERGY PERFORMANCE CERTIFICATE**

We understand the property has an EPC rating of C (66).

## **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 agent:-

Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

**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.