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## **RETAIL & OFFICE UNIT TO LET**

**3-4 THE PARADE, SHIREHAMPTON, BRISTOL,  
BS11 9TS**

***\*ALL USES CONSIDERED\****



- **GROUND FLOOR RETAIL AND FIRST FLOOR OFFICE AVAILABLE**
- **CIRCA 2,232 SQ FT (207.35 SQ M) NET INTERNAL AREA**
- **RENT ONLY £12,500 PER ANNUM, EXCLUSIVE**
- **SITUATED ON BUSY AND POPULAR RETAIL PARADE**
- **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 and Lloyds Bank.

## DESCRIPTION

The subject property comprises a ground floor retail unit with office accommodation on the first floor, situated on the High Street in Shirehampton. The unit benefits from a sales area with fully glazed frontage, two further rooms to the rear and then on the first floor there are several office rooms with ancillary accommodation, kitchen facility and male and female W/C facilities.

## ACCOMMODATION

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

Ground Floor:	1,037.96 sq ft	(96.43 sq m)
First Floor:	1,194.47 sq ft	(110.97 sq m)
<b>Total:</b>	<b>2,232.43 sq ft</b>	<b>(207.4 sq m)</b>

## 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.

## RENT

Quoting £12,500 per annum, exclusive.

## BUSINESS RATES

We understand the Rateable Value is £10,250. 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 B1 (Office).

## 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: Charlie Kershaw MRICS and Holly Boulton BSc (Hons)

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**SUBJECT TO CONTRACT**

**UPDATED JANUARY 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.