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TO LET

10 CHRISTMAS STEPS, BRISTOL, BS1 5BS



- **RETAIL UNIT WITH LARGE FIRST FLOOR ANCILLARY ACCOMMODATION**
- **FANTASTIC LOCATION ON HISTORIC CHRISTMAS STEPS**
- **HIGH FOOTFALL GENERATED FROM BOTH OFFICE AND RESIDENTIAL OCCUPIERS IN THE VICINITY**
- **QUOTING RENT ONLY £15,000 PER ANNUM, EXCLUSIVE**
- **NEW LEASE ON FLEXIBLE LEASE TERMS**

SUBJECT TO CONTRACT

LOCATION

The property is situated fronting onto the popular and historic Christmas Steps within Bristol city centre. The Christmas Steps is one of Bristol's recognised tourist attractions, dating from the 1600's and is famous for being the location where Colonel Henry Langford was shot through the heart when taking the city from the Roundheads in 1643.

The property is situated in close proximity to a number of businesses, residential occupiers and key city landmarks such as Bristol Royal Infirmary, Colston Hall and the Hippodrome Theatre. There are a number of successful local business trading on the Christmas Steps such as a specialist cider shop, a music shop and a barbers. In addition to this, there are a number of popular food and drink outlets trading on the street.

DESCRIPTION

The subject property comprises a ground floor commercial unit fronting onto Christmas Steps in Bristol city centre. The unit is accessed via a pedestrian door to the front and is currently used as an art gallery and retail / office accommodation. Internally, the unit is fitted with wooden flooring, a mix of brick and plaster walls and ceiling mounted spot lighting. The unit benefits from a WC and a store area. To the front, the property has stone and brick elevations with timber frame window units. There is no rear access.

ACCOMMODATION

Burston Cook have measured the property and I can confirm that the property has the following approximate Net Internal Area in line with the RICS Property Measurement Standards.

Ground floor	428 sq ft	(39.78 sq m)
First floor	660 sq ft	(61.30 sq m)
Total	1,088 sq ft	(101.08 sq m)

TENURE

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

QUOTING RENT

The quoting rent is only £15,000 per annum, exclusive.

BUSINESS RATES

I have reviewed the Valuation Office Agency website and I understand that the property has the following rating assessment:-

Description:	Shop and premises
Rateable Value:	£4,100

We would recommend that interested parties make their own enquiries direct with the Council.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

All 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.

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

JUNE 2019

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