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TO LET
RETAIL UNIT
255 HOTWELL ROAD, BRISTOL, BS8 4SF



- **SELF - CONTAINED COMMERCIAL UNIT**
- **USE CLASS A1 (GENERAL RETAIL) – MAY SUIT OTHER USES (Subject to necessary planning consent)**
- **RENT ON APPLICATION**
- **PROMINENT POSITION IN WELL ESTABLISHED LOCATION**

SUBJECT TO CONTRACT

LOCATION

The property is located fronting onto Hotwell Road which is the main arterial route into the centre of the city from the south west of the city. It is in close proximity to the densely populated residential areas of Clifton and Hotwells. The area is popular with retail operators due to its high density of residential properties in the surrounding areas, along with the high levels of passing vehicle traffic.

DESCRIPTION

The subject property comprises a commercial unit, which is arranged over ground floor and basement. The ground floor provides an open plan sales area with access to the basement. The basement area provides a WC and staff kitchenette.

The unit also benefits from rear fire access which leads to the rear garden area.

ACCOMMODATION

We understand that the property has the following approximate net internal area:

Ground floor sale: 643 sq ft (59.7 sq m)

TENURE

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

SERVICE CHARGE

The tenant is to pay a service charge to the landlord in relation to external and communal repairs and maintenance. Further details available upon request.

RENTAL DEPOSIT

It is likely that a rental deposit would be required, subject to the financial covenant strength of the ingoing tenant.

QUOTING RENT

On application.

BUSINESS RATES

The Rateable Value of the property for the year 2019/2020 is £16,250, all interested parties should make their own enquires with Bristol City Council Rating department.

PLANNING

We understand that the property benefits from use as a shop within use class A1 with ancillary storage in part of the basement. We would highlight that the property may be suitable for other commercial uses subject to planning.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All prices and rentals quoted are exclusive of VAT unless otherwise stated. We understand that the property is not elected for VAT.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

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.

Strictly by appointment with the joint sole agents: -

Burston Cook

FAO: C Kershaw and Holly Boulton BSc Hons

Tel: 0117 934 9977

Email: Charlie@burstoncook.co.uk or holly@burstoncook.co.uk

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July 2019

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