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TO LET
FULLY FITTED RETAIL UNIT

**GROUND FLOOR, 2C AND 2D CHANDOS ROAD, BRISTOL,
BS6 6PE**



- **FULLY FITTED RETAIL UNIT ON THE POPULAR CHANDOS ROAD**
- **LOW BUSINESS RATES PAYABLE**
- **QUOTING RENT ONLY £11,000 PER ANNUM EXCLUSIVE**
- **362 SQ FT**
- **A1 USE (MAYBE SUITABLE FOR OTHER USES STP)**

SUBJECT TO CONTRACT

LOCATION

The property is prominently situated on Chandos Road, which is a very popular and established neighbourhood retailing area serving the densely populated area of Redland. Redland is an up market residential suburb, housing a mixture of families, young professionals and university students. Occupiers on the road include the Michelin star restaurant Wilks, along with several successful restaurants, bars and retail occupiers.

DESCRIPTION

The subject property comprises a fully fitted retail unit fronting onto Chandos Road in Redland. The property has been most recently used as a hair salon and presents in good decorative order. The unit benefits from a W/C and beauty room with a shower.

ACCOMMODATION

As per the VOA, the property has the following approximate Net Internal Area in accordance with the RICS Property Measurement Standards: -

Ground Floor	362 sq ft	(33.63 sq m)
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RENT

The quoting rent is only £11,000 per annum exclusive.

BUSINESS RATES

The property has the following ratings assessment: -

The property: Shop and premises
Ratable Value: £5,600

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 term of years to be agreed. A rental deposit may be required subject to the financial covenant strength of the tenant.

SERVICE CHARGE

There is to be a service charge of £1,000 exclusive of VAT subject to annual increases in line with RPI in relation to external and communal repairs and maintenance to the building.

ENERGY PERFORMANCE CERTIFICATE

We understand the property has an EPC rating of E105. A copy of the EPC certificate can be made available upon request.

VAT

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Thomas J Coyte MRICS or Holly Boulton BSc Hons
Email: tom@burstoncook.co.uk/ holly@burstoncook.co.uk
Tel: 0117 934 9977

SUBJECT TO CONTRACT

AUGUST 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.