



***AN EXCELLENT OPPORTUNITY WITHIN CLIFTON
VILLAGE ...***

***RARE OPPORTUNITY TO SECURE A
COMMERCIAL UNIT***

**CONFIDENTIAL LOCATION – CLIFTON
VILLAGE, BS8**

***CAN BE USED FOR A VARIETY OF
COMMERCIAL USES (STP)***

AWAITING PHOTOGRAPH

- **FANTASTIC OPPORTUNITY TO ACQUIRE A COMMERCIAL UNIT CURRENTLY FULLY FITTED AS A HAIR SALON**
- **PROMINENT POSITION**
- **ESTABLISHED AND BUSY RETAIL PITCH**
- **RENT ONLY £23,500 PAX**
- **SMALL PREMIUM OF ONLY £5,000 SOUGHT FOR THE OPPORTUNITY TO ACQUIRE THE LEASE AND FULLY FITTED PREMISES**
- **GROUND FLOOR SALES 579 SQ FT (53.81 SQ M)
BASEMENT ANCILLARY 453 SQ FT (42.10 SQ M)**

SUBJECT TO CONTRACT

LOCATION

The premises are located in a prominent position within the popular retailing area of Clifton Village and serving the densely populated residential area of Clifton.

DESCRIPTION

The property comprises a very attractive ground floor shop unit, finished internally to a high standard and fully fitted as a hair salon.

There is basement accommodation to include WCs and further rooms.

The property offers a fantastic opportunity for a hair salon business to take on a new fully fitted hair salon premises in a sought-after location with a very low premium. Alternatively the property may suit other uses such as offices. Early viewings are recommended!

ACCOMMODATION (all areas and dimensions are approximate)

Gross Frontage (including return)	16.80 m	50' 7"
Net Frontage	18.40 m	23' 9"
Internal Width	9.67 m	31' 11"
Ground Floor Sales	53.81 sq m	579 sq ft
Basement Ancillary	42.10 sq m	453 sq ft

TENURE

The premises are offered to let by way of an assignment of the existing occupational lease drawn on effectively full repairing and insuring terms. The lease is dated 12th June 2018 and is drawn for a term of 5 years from 2nd May 2018. There is a tenant break option as at 2nd May 2021 subject to serving a minimum of 6 months prior written notice.

BUSINESS RATES

Description:	Shop and premises
Rent:	£17,750

RENTAL

£23,500 per annum, exclusive.

PREMIUM

Premium offers are invited in the region of £5,000 for the leasehold interest and equipment etc. Further details are available upon request.

EPC

Available upon application.

LEGAL COSTS

Each party to pay their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

DECEMBER 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.