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**TO LET**

**45 HIGH STREET, BRISTOL, BS1 2AZ**



- **USE CLASS E**
- **PRIME LOCATION IN BRISTOL CITY CENTRE**
- **LOW BUSINESS RATES PAYABLE**
- **WHOLE BUILDING**
- **RENT ON APPLICATION**
- **SUITABLE FOR A WIDE VARIETY OF COMMERCIAL USES (STP) INCLUDING RETAIL, FOOD / LEISURE, OFFICES, CONSULTING ROOMS, MEDICAL USES ETC**

**SUBJECT TO CONTRACT**

## LOCATION

The property is situated in a popular location fronting onto High Street within approximately 50m of the entrance to St Nicholas Market and the top of Corn Street. High street is an established retailing area serving the busy city centre and nearby occupiers include Tesco Metro, Trailfinders and many independent retailers.

The property is very close to the thriving St Nicholas Market, which is full of independent food retailers and the area is popular with both residential and commercial occupiers.

## DESCRIPTION

The property comprises a mid-terrace, Grade II listed, period property over basement, ground, first second and third floors. The property has split level floors accessed by the internal staircase. The ground floor provides a retail area and W.C. facility. The upper floors provide further commercial space and staff areas.

The shop has a timber framed glazed frontage with an entrance door in the centre, but there is also a separate pedestrian entrance in the front elevation which provides access to the first floor through an entrance hallway and staircase.

The property may be suitable for a wide variety of uses to include retail, office, food / leisure, medical and consulting rooms etc (subject to the relevant consents being obtained).

## 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: -

Basement –	494 sq ft	( 45.89 sq. m)
Ground Floor Retail –	512 sq ft	( 47.54 sq. m)
Upper Ground Floor -	201 sq ft	( 18.67 sq. m)
First Floor –	376 sq ft	( 34.97 sq. m)
Upper First Floor -	208 sq ft	( 19.37 sq. m)
Second Floor –	413 sq ft	( 38.37 sq. m)
Upper Second Floor –	243 sq ft	( 22.59 sq. m)
Third Floor –	353 sq ft	( 32.80 sq. m)
<b>Total –</b>	<b>2,800 sq ft</b>	<b>(260.20 sq m)</b>

## LEASE

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

## RENTAL

On application.

## BUSINESS RATES

The property benefits from a low Ratable Value of £13,000. Occupiers may benefit from additional small business rates relief. We would recommend all interested parties make enquiries directly with Bristol City Council to establish the level of rates relief they are eligible for.

### 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.

## **LEGAL COSTS**

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

## **VAT**

All prices quoted are exclusive of VAT, if applicable.

## **ENERGY PERFORMANCE CERTIFICATES**

E107.

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0240-4240-0330-0120-0030>

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Holly Boulton BSc and Tom Coyte MRICS

Tel: 0117 934 9977

Email: [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk) and [tom@burstoncook.co.uk](mailto:tom@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

APRIL 2020

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