



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: commercial@burstoncook.co.uk  
Website: www.burstoncook.co.uk

**TO LET**

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



- **A1 (GENERAL RETAIL) USE ON GROUND FLOOR AND UPPER FLOORS**
- **PRIME LOCATION IN BRISTOL CITY CENTRE**
- **LOW BUSINESS RATES PAYABLE (STC)**
- **RENT ON APPLICATION**

**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, Flight Centre, Parson's Bakery, 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 sales area and W.C. facility. The upper floors provide further retail / ancillary space and staff areas.

## **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: -

**Whole property:            2,800 sq ft            (260.20 sq m)**

## **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.

## **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**

An EPC for the property can be provided upon request.

## **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 and tom@burstoncook.co.uk

**SUBJECT TO CONTRACT**

**JANUARY 2020**

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.