

RETAIL UNIT TO LET

129–131 St Georges Road, Bristol, BS1 5UW



- Retail unit with excellent visibility from passing motorists and pedestrians
- Net internal area 560 sq ft (52.05 sq m)
- No business rates payable (subject to eligibility)
- Very low net rent of only £1,860 per annum, exclusive

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The property occupies a corner position in a highly visible location on St Georges Road in Bristol. The property fronts onto a roundabout which links the A4 Hotwell Road to Anchor Road which leads to Bristol city centre and Jacobs Wells Road which leads to Clifton. There are a variety of retail occupiers trading along the retail pitch.

DESCRIPTION

The subject property comprises a double fronted retail unit. The property is currently fitted as an estate agency office and benefits from kitchen facilities and a WC to the rear. Internally the unit is generally fitted with a mix of carpet and tile covered flooring, suspended ceiling with recessed comfort cooling and recessed office style lighting.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Burston Cook have measured the property and can confirm that the approximate net internal area is as follows:-

Ground Floor	560 sq. ft	(52.05 sq. m)
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BUSINESS RATES

Property: 129 and 131 St Georges Road, BS1 5UW

Description: Shop and premises

Rateable value: £9,300

TENURE

The property is offered to let by way of a lease assignment of two existing occupational leases.

129 St Georges Road is currently let on a lease dated 4th December 1998 and expiring 3rd December 2023. The passing rent is £12,750 to include the whole building with the flat above currently sub-let and producing an income of £17,640 pax on Assured Short hold Tenancy (AST).

131 St Georges Road is currently let on a lease dated 20th June 2012 and expiring 15th April 2023. The passing rent is £6,750 pax.

PLANNING

For the purposes of marketing, we assume the property benefits from Planning Use Class E and the property is suitable for a variety of commercial uses.

RENT

The current rent on the property is as follows: -

129 St Georges Road - £12,750 pax

131 St Georges Road - £6,750 pax

As stated above, the flat above 129 St Georges Road is currently let producing £17,640 pax with the net rent for both units therefore being £1,860 pax.

VAT

All rents and prices are quoted exclusive of VAT.

EPC

A copy of the EPCs is available upon request .

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT September 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

