

# LARGE RETAIL UNIT TO LET

90–96 East Street, Bedminster, Bristol, BS3 4EY



- Large retail unit to let available as a whole or split into two smaller units. Class E—suitable for a variety of commercial uses
- Quoting rent upon application
- Excellent visibility with strong passing footfall on East Street in popular Bedminster, Bristol
- Situated beneath a new residential development providing circa 20 brand new flats
- Unit 1: 3,422 sq ft **LET**      Unit 2: 4,025 sq ft      Total: 7,447 sq ft

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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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is located on East Street which is a popular and busy retailing high street in Bedminster. Bedminster is an inner city suburb located approximately 0.5 miles to the south of Bristol city centre. There are several large residential developments currently taking place within the area providing accommodation for students, young professionals and families. Bedminster is generally viewed as one of the most vibrant and popular suburbs within Bristol with a growing residential population.

## DESCRIPTION

The property provides a large retail unit with excellent floor to ceiling height and good visibility fronting onto East Street. There are currently two retail entrances allowing the property to be split into two units if required. There is rear access to the unit providing for both rear and front loading.

## ACCOMMODATION

In accordance with the RICS Property Measurements Standards, the property has the following approximate net internal area:

Area	Sq ft	Sq m
Unit 1	3,422	317.91
Unit 2	4,025	373.93
Total	7,447	691.84

## TENURE

The property is available 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.

## RENT

The quoting rent is available upon application.

## PLANNING

Use Class E - therefore suitable for a wide range of uses.

## BUSINESS RATES

The properties business rates are to be reassessed.

## VAT

We have been advised that the property is elected for VAT.

## EPC

A new EPC is to be commissioned.





### 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: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@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 contact 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*

