

COMMERCIAL UNIT TO LET ON GLOUCESTER ROAD

401 Gloucester Road, Horfield, Bristol, BS7 8TS



- A fully refurbished commercial unit available due to business relocation
- Fantastic location on the ever-popular Gloucester Road
- Assignment of the existing lease / a new lease may be available
- Approximately 812 sq. ft internally with external front and rear enclosed garden seating
- Class E use, may suit other uses subject to landlord consent



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 situated on the popular and established Gloucester Road, serving the densely populated surrounding residential areas of Horfield, Redland and Bishopston. Gloucester Road has become a very popular high street and boasts a wide range of shops, cafes and restaurants - from national occupiers such as Sainsburys, Tesco's and Boots through to the numerous independent local retailers and popular well known leisure and café outlets.

DESCRIPTION

The property is fitted with a fully glazed shop front and entrance door, wooden flooring and vinyl flooring, pendant, wall mounted, fluorescent and spotlighting, a serving counter, several customer seating areas and a fitted kitchen. To the rear there is a single W/C facility and a door leading to an enclosed garden which can provide customer seating. There is further external customer seating to the front of the property.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate net internal areas:

Ground Floor:	812 sq. ft	(75.43 sq. m)
External Seating:	315 sq. ft	(29.26 sq. m)
Total:	1,127 sq. ft	(104.69 sq. m)

TENURE

The property is available by way of an assignment of the existing lease which runs until February 2032 or by way of a new full repairing and insuring lease for a term of years to be agreed, subject to the landlords consent.

RENT

The passing rent is £9,600 per annum, exclusive.

PLANNING

Class E.

PREMIUM

A small premium is sought for the benefit of acquiring the lease.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £5,700.

Interested parties are advised to make their own investigations to establish the exact rates payable .

VAT

We have been advised that the property is not elected for VAT.

EPC

D(83).

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 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

October 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.

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