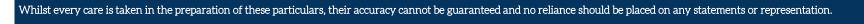


- An exceptionally positioned roadside retail unit in Pill
- Ground floor premises with large sales space & ample storage
- Quoting Rent £10,750 per annum, exclusive
- Approximately 826 sq ft (76.76 sq m) NIA
- Two allocated parking spaces

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BURSTON COOK 0117 934 9977

LOCATION The property is situated in a convenient location within the village of Pill approximately 1 mile from the main A369 road and junction 19 of the motorway, which provides direct access to the national motorway network. Bristol City Centre is approximately 6 miles to the East.					VAT All prices are exclusive of VAT if applicable. EPC An EPC can be made available upon request.		
DESCRIPTION The unit comprises a bright ground floor lock up retail shop with ancillary storage, welfare space and an office. The property carries laminate effect flooring, painted plastered walls and ceilings. ACCOMMODATION In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:				LEGAL FEES Each party is to be responsible for their own legal fees incurred in this transaction. VIEWING AND FURTHER INFORMATION Strictly by appointment only through the sole agent: Burston Cook FAO: Charlotte Bjoroy BArch			
Area	Sq ft	Sq m		Tel: Email:	0117 934 9977 Charlotte@burstoncook.co.uk		
Ground Floor Sales	613	-		SUBJECT TO CONTRACT			
Ground Floor Ancillary	213	19.77		May 2025	IUCONIRACI		
Total	826	76.76					
TENURE The shop is available 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 Quoting £10,750 per annum, exclusive.							
PLANNING Use Class E – therefore suitable for a wide range of uses.							
BUSINESS RATES In accordance with the Valuation Office Agency the property has a rateable value of £10,250.				F			
Prospective tenants may therefore benefit from full small business rates relief.							

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

