

# COMMERCIAL UNIT –TO LET

13 Lodway, Pill, Bristol, BS20 0DH



- 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

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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **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.

## 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:

Area	Sq ft	Sq m
Ground Floor Sales	613	56.98
Ground Floor Ancillary	213	19.77
<b>Total</b>	<b>826</b>	<b>76.76</b>

## 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.

*Prospective tenants may therefore benefit from full small business rates relief.*

## VAT

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

## EPC

An EPC can be made available upon request.

## 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  
Tel: 0117 934 9977  
Email: [Charlotte@burstoncook.co.uk](mailto:Charlotte@burstoncook.co.uk)

## SUBJECT TO CONTRACT

May 2025



**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.

