

RETAIL/OFFICE UNIT TO LET ON POPULAR HIGH STREET PITCH

6 Badminton Road, Downend, Bristol, BS16 6BQ



- High street ground floor retail / office commercial unit to let
- Finished to a high specification throughout and presenting to a very good standard
- Located on popular Badminton Road in Downend
- Net Internal Area of approximately 900 sq ft (83.61 sq m)
- Quoting £18,750 per annum exclusive
- High volumes of passing footfall and vehicle traffic

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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COOK**
0117 934 9977

LOCATION

Badminton Road in Bristol is a popular high street in the suburban area of Downed. The road has a mix of independent and national commercial occupiers along the pitch such as estate agents, retailers and restaurants and the property is located next door to a Sainsburys convenience store. There is a high level of footfall and passing vehicular traffic.

DESCRIPTION

The property comprises a high street office / retail unit arranged over ground floor, fronting onto the high street on Badminton Road. The ground floor predominantly comprises open plan office / sales space with male and female WCs and storage to the rear. There is a rear fire exit which leads to bin stores at the rear.

Services include electricity, water and air-conditioning.

ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor	900	83.61
Total	900	83.61

n.b. Due to a reconfiguration of the ground floor space, the precise ground floor area is to be confirmed.

TENURE

The property 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.

PRICE

Quoting £18,750 per annum, exclusive.

PLANNING

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

BUSINESS RATES

The business rates are yet to be reassessed.

Historically the rateable value has been £10,354.25 inclusive of the upper floors.



EPC

The property has an energy performance rating of B (47).

VAT

All prices quoted are exclusive of VAT.

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

SUBJECT TO CONTRACT

July 2025

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