

- 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



## 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.

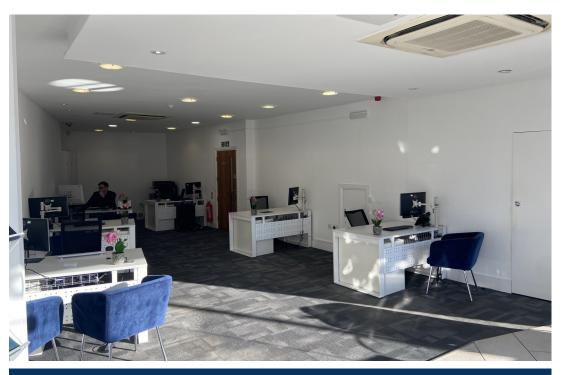
## **PLANNING**

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**

We understand the property is not VAT elected.

## **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: Tobias Jones Tel:** 0117 934 9977

**Email:** tobias@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2025

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