

FLEXIBLE RETAIL/OFFICE UNITS –TO LET

High Street, Shirehampton, Bristol, BS11 0DX



- Prime High Street Location in Shirehampton with good footfall
- Flexible retail space from approximately 544 sq ft (50.54 sq m) to 3,278 sq ft (304.40 sq m)
- Rear yard available for servicing, deliveries and staff parking (*minimum retail unit size requirement*)
- Ample customer parking bays in close proximity

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

LOCATION

The property is located in a prominent position on the busy and bustling High Street of Shirehampton situated 3 miles to the west of Bristol city centre. Shirehampton is a popular suburb of Bristol with excellent road and rail links, being only 1 mile from Junction 18 of the M4 and having its own train station with regular trains to Temple Meads Station in the City Centre.

The High street is a popular retail destination which benefits from a number of major multiple retailers such as Ocean Estate Agents, St Peter's Hospice, Co-operative and Heron Foods as well as a large number of successful local independent retailers.

DESCRIPTION

The property offers ample space over ground floor and first floor which can be proportioned as required. The units face onto the High Street with a glass frontage and bright sales space. The units benefit from rear access and a secure gated service yard which offers delivery space, loading and staff parking (minimum retail space required).

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
Minimum Space	544	50.54
Maximum Space	3,278	304.40

TENURE

The units are available to let 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

Price on application.

PLANNING

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

BUSINESS RATES

Each unit will need to be assessed based off the space available.
Should a tenant take on the whole site, the rateable value is currently £33,000 for the year 2024/2025.

VAT

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

EPC

The property has an energy performance rating of D (88) and D (98).

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: Tom Coyte MRICS or Charlotte Bjoroy

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk / charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

August 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.

 **BURSTON
COOK**
0117 934 9977