

# FLEXIBLE RETAIL/OFFICE UNITS – TO LET

37-39 High Street, Shirehampton, Bristol, BS11 0DX



- Situated in a prime High Street location in the heart of Shirehampton, a rapidly expanding residential area with lots of young people and families
- Flexible retail space from approximately 486 sq ft (45.15 sq m) to 1,004 sq ft (93.25 sq m)
- Ample customer parking bays in close proximity
- Available in whitebox condition.

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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## LOCATION

The properties are located in a prominent position on the busy and bustling High Street of Shirehampton situated 3 miles to the west of Bristol city center. 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

Offering an exceptional opportunity for a retailer to make their mark on Shirehampton, a neighbourhood with a rapidly growing population of young families.

37 High Street offers open plan sales space with a bright glazed retail frontage.

39 High Street offers open plan sales space with a bright glazed retail frontage and benefits from external shutters.

## 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
37 High Street	486	45.15
39 High Street	518	48.10
<b>Total</b>	<b>1,004</b>	<b>93.25</b>

## 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

Quoting £12,500 per annum exclusive, per retail unit.



37 High Street



37 High Street

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## SPECIFICATION

The units have been painted and plastered ahead of tenancy to be handed over in a white box condition .

## PLANNING

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

## BUSINESS RATES

Each unit will need to be re-assessed based off the space available.

## VAT

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

## EPC

Property	Quoting Rent
37 High Street	D (88)
39 High Street	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: Charlotte BJOROY BArch

Tel: 0117 934 9977

Email: [charlotte@burstoncook.co.uk](mailto:charlotte@burstoncook.co.uk)

## SUBJECT TO CONTRACT

December 2025



39 High Street



39 High Street

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