37-39 HIGH STREET, SHIREHAMPTON, BRISTOL, BS11 0DX

BURSTON COOK
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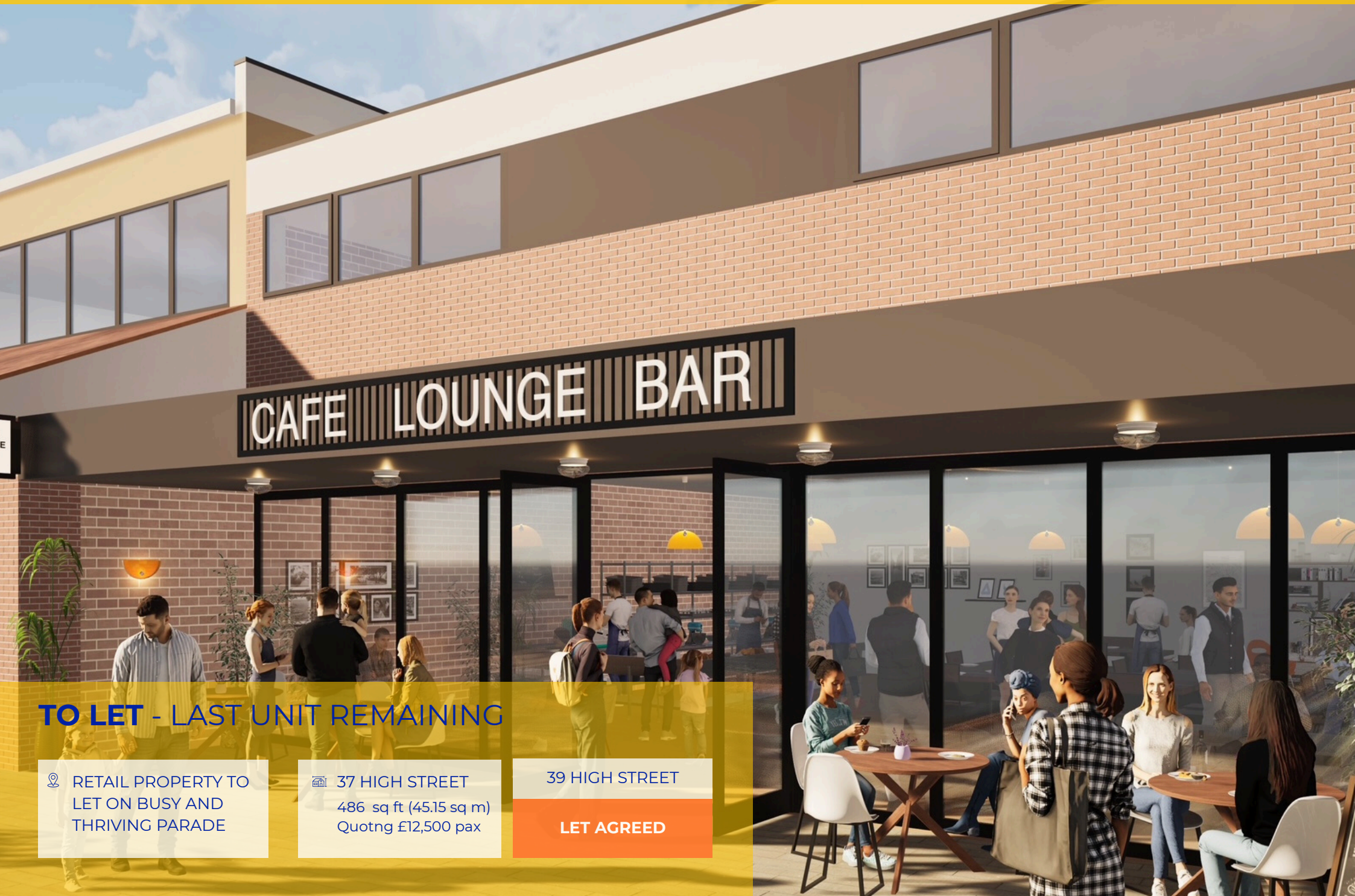

TO LET - LAST UNIT REMAINING

RETAIL PROPERTY TO LET ON BUSY AND THRIVING PARADE

37 HIGH STREET
486 sq ft (45.15 sq m)
Quotng £12,500 pax

39 HIGH STREET
LET AGREED

THE OPPORTUNITY

- Popular location on the High Street in Shrehampton, a rapidly expanding residential area with lots of young people and families
- 'Class E' unit offered to let—recently refurbished to a white box condition
- Last unit remaining - offering 486 sq ft (45.15 sq m) NIA
- Quoting £12,500 per annum, exclusive per unit.

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

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
37 HIGH STREET	486	45.15
39 HIGH STREET	LET AGREED	LET AGREED
TOTAL	**1,004**	**93.25**

TENURE

The properties are 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 with the landlord.

RENT

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

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the Valuation Office Agency, the properties are due to be reassessed based off the sq ft available. *All parties are advised to make their own enquiries.*

VAT

We understand the property is VAT elected.

EPC

The properties have the following Energy Performance ratings:
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.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967
This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent: **BURSTON COOK**

SUBJECT TO CONTRACT **DECEMBER 2025**





CONTACT

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