

# COMMERCIAL UNIT TO LET ON GLOUCESTER ROAD

171-175 Gloucester Road, Bishopston, Bristol, BS7 8BE



- A triple fronted ground floor commercial unit available
- Fantastic location on Prime pitch on the ever-popular Gloucester Road
- New lease, terms to be agreed
- Approximately 3,705 sq. ft (344.2 sq. m)
- Class E use, may suit other uses subject to landlord consent
- Quoting rent only £60,000 pa



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 property is situated on the popular and established Gloucester Road, serving the densely populated surrounding residential areas of Horfield, Redland and Bishopston. Gloucester Road has become a very popular high street and boasts a wide range of shops, cafes and restaurants - from national occupiers such as Sainsburys, Tesco's and Boots through to the numerous independent local retailers and popular well known leisure and café outlets.

## DESCRIPTION

The property comprises a triple fronted ground floor commercial unit on Gloucester Road, in Bristol. The property was originally three units which have been knocked through to create one large open plan unit. There is a sales area at the front and ancillary storage areas, and staff amenity at the rear. The property is fitted with a fully glazed shop front with a pedestrian entrance door in the front elevation.

## ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate net internal areas:

Sales Area:	2,911 sq. ft	(270.4 sq. m)
Ancillary areas:	794 sq. ft	(73.8 sq. m)
<b>Total:</b>	<b>3,705 sq. ft</b>	<b>(344.2 sq. m)</b>

## TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge.

## RENT

The quoting rent is £60,000 per annum, exclusive.

## PLANNING

Class E.

## BUSINESS RATES

Rateable Value: £55,000

Rates Payable (As of April2026): £23,650

Interested parties are advised to make their own investigations to establish the exact rates payable .

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## VAT

All rents are exclusive of VAT if applicable.

## EPC

The property has an EPC rating of B-45.

A copy of the EPC is available upon request.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlie Kershaw MRICS and Charlotte Bjoroy

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk and charlotte@burstoncook.co.uk

## SUBJECT TO CONTRACT

October 2026

## 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.

## 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.



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