

RETAIL UNIT TO LET ON PRIME RETAIL PARADE

5-7 Canford Lane, Westbury-on-Trym, Bristol, BS9 3DB



- A retail unit on the popular Canford Lane next to various independent and national retailers
- Approximately 978 sq ft (90.90 sq m) GIA with a further 400 sq ft (37.16 sq m) GIA of rear storage
- Available by way of a lease assignment. A new lease may be considered.
- High level of pedestrian footfall and passing vehicle traffic

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 unit is prominently situated fronting onto Canford Lane in Westbury on Trym, an affluent suburb located approximately 2.5 miles north of Bristol city centre. It is located in an excellent position on a purpose built retail parade with strong visibility as a result of being located at the top end of the parade. The property benefits from being located opposite a bus stop, which results in high footfall and good public transport links for pedestrian retail shoppers.

DESCRIPTION

The property briefly comprises a retail shop on Canford Lane with a wooden framed glass frontage. To the front is a large open plan sales space with rear storage, kitchenette and W.C. There is a parking yard to the rear and two stores. The property carries vinyl flooring and a suspended ceiling benefiting from a mix of recessed LED lighting and pendant lighting in the rear. Services include electric heating and water.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor area:

| Area | Sq ft | Sq m |
|-----------------|-------|-------|
| Ground Floor | 978 | 90.90 |
| External Stores | 400 | 37.16 |

TENURE

The unit is available to let by way of a lease assignment until March 2027. The landlord may consider 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.

VAT

We understand the property is not VAT elected.

EPC

The property has an Energy Performance rating D (89).

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property the following RV:

Rateable Value: £18,750
Rates Payable (As of April 2026): £7,162.5

Interested parties are advised to make their own investigation to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

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
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Email: Charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

December 2025



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