



TO LET



RETAIL PROPERTY TO LET ON
BUSY AND POPULAR PARADE
IN WESTBURY ON TRYM



SIZE (NIA)
642 sq ft
59.59 sq m

£ QUOTING RENT
£27,500



THE OPPORTUNITY

- Popular location on Canford Lane amongst various thriving businesses
- 'Class E' premises offered to let—finished to a high quality modern aesthetic
- Approximately 642 sq ft (59.59 sq m) NIA
- Quoting £27,500 per annum, exclusive.

LOCATION

The property occupies a prominent position fronting onto Canford Lane within a popular and established retail location, serving the residential suburbs of Westbury on Trym. The property is just 3.3 miles from Bristol city centre. There is a reasonably good level of footfall due to residential, office and leisure uses close by. The Durdham Downs are only a short walk away. Nearby occupiers The Co-op, Loungers, Coffee 1, Fed Café, Parsons, St Peter's Hospice, Oxfam and Connells to name a few.

DESCRIPTION

The property has been fitted to an exceptionally high standard and offers open plan sales space over the ground floor with a bright openable double glazed frontage. The property benefits from a disabled W.C and rear stores. Services include an MVHR heating and cooling system, electricity and water.



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
GROUND FLOOR SALES	537	49.85
GROUND FLOOR ANCILLARY	105	9.74
TOTAL	642	59.59

TENURE

The property is 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 £27,500 per annum, exclusive.

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](#) website, the property has the following designation as of April 2026:

Rateable Value: £19,000

Rates Payable: £13,179

N.B The rates are currently assessed as a whole to include the first floor and will need to be reassessed. All parties are advised to make their own enquiries.

VAT

We understand the property is not VAT elected.

EPC

The property has an [Energy Performance](#) rating of E (116).

LEGAL FEES

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



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.

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.

VIEWING AND FURTHER INFORMATION

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

SUBJECT TO CONTRACT
JULY 2026



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