



TO LET



RETAIL PROPERTY TO
LET ON BUSY PARADE
IN HENGROVE



SIZE (NIA)
595 sq ft
55.30 sq m



QUOTING RENT
£15,750 pax



THE OPPORTUNITY

- 'Class E' premises offered to let - suitable for a variety of uses
- Situated on a popular retail parade in Hengrove
- Approximately 595 sq ft (55.30 sq m) NIA
- Quoting £15,750 per annum, exclusive.
- Customer parking bays to the front of the property

LOCATION

Hengrove is a suburban area located in the south-eastern part of Bristol. It is situated approximately 4 miles of the city centre and falls within the Bristol postal area. Hengrove is bordered by several other Bristol suburbs, including Whitchurch, Knowle, and Hartcliffe. Other occupiers on Gilda Parade include a Coral, St Peter's Hospice, independent takeaways, retailers and cafes. There is an Esso and Tesco over the road.

DESCRIPTION

The property offers open plan sales space, currently fitted with, two offices, a small store and a rear single W.C. and kitchenette. The property has been fitted with a suspended ceiling, a mix of office style lighting, carpeted floors, painted plastered walls (some carrying wallpaper) and an air conditioning unit to the front. In terms of services, the property has electricity, water and a wet central heating system.



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	595	55.30
TOTAL	595	55.30

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 £15,750 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: £11,000

It is likely that an occupier will benefit from full small business rates relief.

All parties are advised to make their own enquiries.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an [Energy Performance](#) rating of C (72).

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, Burstons 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 Burstons Cook expertise and accordingly Burstons 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
AUGUST 2026



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