



TO LET

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|  RETAIL PROPERTY TO LET
ON NEIGHBOURHOOD
RETAIL PARADE |  SIZE (NIA)
813 sq ft
75.52 sq m | £ QUOTING RENT
£12,500 pax |
|---|---|-------------------------------|



THE OPPORTUNITY

- Popular neighbourhood parade in Lawrence Weston
- 'Class E' premises offered to let—suitable for a variety of uses
- Approximately 813 sq ft (75.52 sq m) NIA
- Quoting £12,500 per annum, exclusive.

LOCATION

The property is situated on Ridingleaze in Lawrence Weston, just 5 miles from Bristol City Centre. Nearby occupiers include The Coop, Premier, Greggs, Costcutters and various independent retailers and hot food takeaways.

DESCRIPTION

The property comprises a ground floor retail unit with an aluminium-framed, single glazed frontage leading directly into the main sales area. The sales space has been fitted with a suspended ceiling which carries spotlighting and there are tiled floor finishes throughout. To the rear is a staff area fitted with wood laminate-effect flooring, LED strip lighting, a kitchenette, single W.C. and two storage rooms. Rear access leads to the a yard. Services include 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	656	60.95
GROUND FLOOR ANCILLARY	157	14.57
TOTAL	813	75.52

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 £12,500 per annum, exclusive.

PLANNING

We understand the property benefits from Use Class E planning.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value: £8,600

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

An [Energy Performance](#) Certificate has been commissioned and can be made available upon request.

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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