

36 BELLAND DRIVE, WHITCHURCH, BRISTOL, BS14 0EW

BURSTON COOK
0117 934 9977



TO LET



RETAIL PROPERTY TO LET
ON NEIGHBOURHOOD
RETAIL PARADE



SIZE (NIA)
704 sq ft
65.48 sq m

£ QUOTING RENT
£18,500 pax



THE OPPORTUNITY

- Popular neighbourhood parade in Whitchurch
- 'Hot Food Takeaway' premises offered to let
- Approximately 704 sq ft (65.48 sq m) NIA
- Quoting £18,500 per annum, exclusive.

LOCATION

The property is situated on Belland Drive in Whitchurch, serving the residential suburbs of Whitchurch, Hengrove and Withywood. Nearby occupiers include various independent retailers and hot food takeaways, The Coop, Premier and Hunters Estate Agents. The property is 4.3 miles from Bristol City Centre.

DESCRIPTION

The property offers a glazed frontage and benefits from an open plan sales area with rear kitchen fitted with full commercial extraction. There is a rear store and a single W.C. The property has been fitted with vinyl flooring and a suspended ceiling, There is one allocated parking space to the rear, and customer car parking bays are available to the front of the property. In terms of services, the property benefits from 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	704	65.48
TOTAL	704	65.48

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 £18,500 per annum, exclusive.

PLANNING

We understand the property benefits from Hot Food Takeaway licensing within A5 - Sui Generis - planning use.

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: £10,000

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

All parties are advised to make their own enquiries.

VAT

We understand the property is not VAT elected.

EPC

The property has an [Energy Performance](#) rating of B (50).

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
SEPTEMBER 2026



CONTACT

CHARLOTTE BJOROY BArch

0117 934 9977

Charlotte@burstoncook.co.uk



WEBSITE

www.burstoncook.co.uk



ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN