1-3 HIGH STREET, WESTBURY, BRISTOL, BS9 3BY

BURSTON COOK
0117 934 9977



TO LET

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

SIZE (NIA)
2,803 sq ft
260.40 sq m

£ QUOTING RENT
£40,000 pax

THE OPPORTUNITY

- Popular location on the High Street in Westbury amongst various thriving businesses.
- 'Class E' premises offered to let - suitable for a variety of uses to include retail, office, restaurant/café.
- Approximately 2,803 sq ft (260.40 sq m) NIA.
- Quoting £40,000 per annum, exclusive.

LOCATION

The property occupies a prominent position fronting onto the High Street 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 include Tesco, The Co-op, Loungers, Coffee 1, Fed Café, Parsons, St Peter's Hospice, Oxfam, and Connells, to name a few.



DESCRIPTION

The property offers open plan sales space over the ground floor with rear stores and W.C. facilities. There are two points of access off the High Street and two staircases which lead to the first floor, offering offices, kitchenette and W.C. facilities. 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	1,594	148.10
FIRST FLOOR	1,209	112.30
TOTAL	**2,803**	**260.40**

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed with the landlord.

RENT

Quoting £40,000 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: £22,500
Rates Payable: £8,595

N.B All parties are advised to make their own enquiries.

VAT

All priced are exclusive of VAT, if applicable. The property is not elected for VAT.

EPC

The property has an Energy Performance rating of A (23).

N.B All parties are advised to make their own enquiries.

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 **NOVEMBER 2026**



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