

# 'CLASS E' UNIT TO LET

19 Canford Lane, Westbury on Trym, Bristol, BS9 3DQ



- Class E unit situated on a busy retail parade
- Popular pitch with high footfall. 1 Car Parking space to the rear
- Passing rent £20,000 per annum, exclusive
- Approximately 674 sq ft (62.62 sq m)

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

The unit is prominently situated fronting onto Canford Lane in Westbury on Trym, an affluent suburb located approximately 2.5 miles north of Bristol city centre. It is located in an excellent position on a purpose built retail parade with strong visibility as a result of being located at the top end of the parade. The property benefits from being located opposite a bus stop, which results in high footfall and good public transport links for pedestrian retail shoppers.

## DESCRIPTION

The property comprises a ground floor self-contained lock up unit forming part of a busy parade of retail shops and consists of a main sales area, rear sales area, kitchen, and WC. The property benefits from a large fully glazed frontage, rear pedestrian access and 1 car parking space situated to the rear of the property. The road benefits from on-street car parking which can be used by shoppers.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor Office	674	62.61

## TENURE

The property is offered to let by way of an assignment of the existing lease. The lease runs until the 28<sup>th</sup> September 2026. A new lease may also be available by way of separate negotiation. The property will be subject to a service charge and a rental deposit may be required.

## RENT

£20,000 per annum, exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

The property has the following rating assessment as per the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)): Rateable Value: £7,400

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

## VAT

We have been advised that the property is not elected for VAT.

## EPC

A copy of the certificate can be made available upon request.

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlotte Bjoroy

Tel: 0117 934 9977

Email: [Charlotte@burstoncook.co.uk](mailto:Charlotte@burstoncook.co.uk)

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: [Tom@burstoncook.co.uk](mailto:Tom@burstoncook.co.uk)

## SUBJECT TO CONTRACT

June 2023

