

GROUND FLOOR RETAIL UNIT—TO LET

41 High Street, Shirehampton, Bristol, BS11 0DX



- Large ground floor shop with storage on popular high street in Shirehampton
- Additional office / retail and storage accommodation on the first floor
- Approximately 1,968 sq ft (182.83 ssq m)
- Rent only £15,000 pax



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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COOK**
0117 934 9977

LOCATION

The property is located in a prominent position on the busy and bustling High Street of Shirehampton situated 3 miles to the west of Bristol city centre. Shirehampton is a popular suburb of Bristol with excellent road and rail links, being only 1 mile from Junction 18 of the M4 and having its own train station with regular trains to Temple Meads Station in the City Centre.

The High street is a popular retail destination which benefits from a number of major multiple retailers such as Co-operative and B&M as well as a large number of successful local independent retailers.

DESCRIPTION

The property comprises a large ground floor shop with storage, kitchen and WC facilities to the rear. To the first floor there is additional office/retail/storage accommodation.

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
NET ground floor sales area	1,670	155.14
First floor ancillary	298	27.68
Ground floor kitchen and ancillary	227	21.08
Total	2,195	203.90

TENURE

The property is available to let by way of a new full repairing lease for a term of years to be agreed with a mutual landlord and tenant break option after two or three years.

RENT

£15,000 per annum, exclusive.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £24,000 from 1st April 2023.

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an energy performance rating of D (87).

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: Tom Coyte MRICS or Charlotte Bjoroy

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk / charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2024

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