

HOT FOOD TAKEAWY UNIT ON BUSY RETAIL PARADE

Unit 2, Filton Parade, 31–39 Gloucester Road North, Bristol, BS7 0SH



- Hot Food Takeaway unit—may suit other commercial uses
- Approximately 1,008 sq ft (93.66 sq m) Net Internal Area
- Busy retail parade on the popular Gloucester Road
- Quoting £24,000 per annum, exclusive
- High level of passing vehicle traffic
- Customer parking to the front
- Neighbouring occupiers include Domino's, Papa John's, Greggs & Barnardo's



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 property occupies a prominent position fronting onto Gloucester Road North within a popular and established retail location at the top of Gloucester Road, serving the residential and commercial areas in Filton.

There is a good level of passing vehicle traffic due to residential, office and leisure premises' close by. Local amenities include Domino's, Papa John's, Greggs and Barnardo's.

DESCRIPTION

The property comprises an open plan commercial unit on a busy retail parade with high levels of passing vehicle traffic. Offering a great opportunity for a business to join a fully let retail parade with national operators. Used as a takeaway unit, the property has previously been fitted with a commercial extractor and is equipped with two walk in fridges, a single WC and storage rooms. The property benefits from air conditioning units for temperature control and a CCTV system. To the rear of the property is a central bin store and the air conditioning condenser. The parade benefits from customer parking to the front which is of no charge.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of **1,008 sq ft (93.66 sq m)**.

TENURE

The unit 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.

RENT

£24,000 per annum, exclusive.

PLANNING

We understand that the property benefits from a Hot Food Takeaway planning use. Interested parties are advised to make independent enquiries with the local authority.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £14,250 per annum from 1st April 2023.

Tenants may benefit from an element of small business rates relief.

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We understand the property is VAT elected.

EPC

The property as an Energy Performance rating B (32).

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

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SUBJECT TO CONTRACT

June 2024



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