


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol BS31 1DP
Tel: 0117 9868300 email: lettings@daviesandway.com

56-58 High Street, Keynsham, Bristol, BS31 1DX



£45,000 Per Annum

Keynsham is an expanding Town with a population of circa 16,000 strategically placed between the Cities of Bristol and Bath. The property is in a prime location, with the Ashton Way carpark directly behind. Poundland, Peacocks, Costa Coffee, Tui and Hays Travel closeby.

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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LOCATION: Keynsham is an expanding Town with a population of circa 16,000 strategically placed between the Cities of Bristol and Bath. The property is in a prime location, with the Ashton Way carpark directly behind. Poundland, Peacocks, Costa Coffee, Tui and Hays Travel closeby.

ACCOMMODATION: The accommodation is arranged as retail on the ground floor (Class E) with storage behind on two levels.

NET FRONTAGE 8.53m 30ft
RETAIL DEPTH 15.64m 51ft
STORE ONE 91.3sq m 982 sq ft
STORE TWO 67.3sq m 724 sq ft
KITCHEN 6.0sq m 65 sq ft
TOILET
1st FLOOR STORE WITH LOADING BAY 94.38sq m
1015sq ft
OUTSIDE LOADING AND PARKING AREA

TERMS: Available on a new lease on terms to be agreed.

RENT: £45,000 per annum exclusive

LEGAL COSTS: Each party to be responsible for its own legal and all other professional costs incurred in the transaction.

RATES: Rateable value - £52,000

VIEWING: Strictly by appointment with Davies and Way - 0117 9868300

EPC: This property current energy rating is C

