

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
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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

