

Bristol - 796 Fishpond Road BS16 3TE
Retail Shop to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Retail Shop to Rent



Property Features:

- Comprises ground floor shop
- VAT is NOT applicable to this property
- Flexible terms to fit your needs
- Available on a new lease with terms to be agreed by negotiation
- Occupiers close by include Sainsbury's, Boots, Subway and more

Property Description:

Comprises mid-terrace ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 61 sq m (658 sq ft)
Open plan retail, Kitchenette, WC



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Location:

Bristol is a city situated on the River Avon, it is bordered by the ceremonial counties of Gloucestershire to the north and Somerset to the south. London is 116 miles to the east and Birmingham 95 miles north-east. With a population of 465,866, Bristol is the most populous city in South-West England. In 2017, Bristol was named the best place to live in the UK, while in 2019 the city was named the happiest place to live in the country. Fishponds road is a mixture of residential and commercial properties. The subject property is in front of a small park; University UWE campus is within walking distance. City centre is 4 miles to the south-west - 33 minutes by bus into the centre every 3 minutes. The train station is 4 miles from the property.

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £326.92 per week (PCM: £1,416.67)

Deposit: £4,250 (3 Months)

Rateable Value:

Rateable Value - £13,750 p.a.

Rates Payable - £4,000* p.a.

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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