### \*\*REDUCED RENT\*\*

# Hootons.



186B Avonmouth Road, Avonmouth Retail Shop To Let £20,000 pa (£1,667 pm) 78.50 sq m (845 sq ft)

# Hootons.

#### Location

The premises are located on Avonmouth Road, the principal retail area of Avonmouth village. Avonmouth Road offers on street parking nearby, providing a busy trading position, and good access to the A4 Portway and M5 motorway network. Nearby occupiers include Premier, Co-Op, and Parsons Bakery.

#### Description

The premises comprise a ground floor lock up shop in a prominent position. The shop benefits from an open sales area, kitchenette, WC, suspended ceiling and lighting, and to the front an external electrical security shutter system.

#### Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to regular three yearly rent reviews.

### 186B Avonmouth Road Avonmouth, Bristol. BS11 9LP

## 0117 933 9915 www.hootons.co.uk

# Hootons.

#### Use

Class E – Suitable for shops, offices, financial and professional services.

#### Rent

**£20,000** per annum exclusive.

#### VAT

VAT is not chargeable

#### Services

- Mains Electricity
- Electric shutter system to front
- Suspended ceilings
- Kitchenette

#### **Energy Performance**

Available on request

#### Size & Floors

	SQ FT	SQ M
Ground Floor Sales	778	72.32
Kitchenette	67	6.18
Total	845	78.50

### **Business Rates**

Rateable Value: £6,700 from April 2023

Rates Payable (2023/24) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

#### Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

#### Anti-Money Laundering

Once Heads of Terms are agreed successful applicants will be required to provide relevant information to satisfy the AML requirements.

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#### Viewings & Further Information

Viewings strictly by prior appointment

Steve Cullis 0117 933 9917 steve@hootons.co.uk George Hooton 0117 933 9916 george@hootons.co.uk

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