Hootons.



80 East Street, Bristol. BS3 4EY Class E Unit To Let

£18,000 per annum 93.74 sq m (1,009 sq ft)

Hootons.







Location

The premises are located on East Street, the principal retail area of Bedminster, approximately one and a half miles from Bristol City Centre. Nearby occupiers include Sue Ryder, Betfred, Cash Converters and TSB.

Description

The premises comprise a fully fitted hot food establishment in a prominent position. The unit benefits from kitchen, accessible WC, suspended ceiling and lighting, extraction system, and an external electrical security shutter system.

80 East Street

Bedminster, Bristol. BS3 4EY

0117 933 9915

www.hootons.co.uk

Hootons.

Use

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

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.

Rent

£18,000 per annum exclusive.
The lease is subject to an ingoing premium of £50,000 for the fixtures and fittings. A copy of the full inventory is available on request

VAT

VAT is not chargeable

Size & Floors

	SQ FT	SQ M
Ground Floor Sales	385	35.77
Kitchen	599	59.65
Office	25	2.32
Total	1,009	93.74

Business Rates

Rateable Value: £13,750 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.

Energy Performance

The property has a valid EPC rating of D (95)

Map



Anti-Money Laundering

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

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

These particulars are set out as a general outline only for the guidance of potential Purchasers or Lessees and do not constitute any part of an offer or contract. Hootons Commercial Ltd has made every attempt to ensure that the information provided are as accurate as possible but any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate and should not be relied upon. No responsibility or liability, whether in negligence or otherwise, is accepted by Hootons Commercial Ltd, it's directors or employees for any loss arising from any use of this document or its contents.

