

Hootons.



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

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



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.

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 ongoing 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.

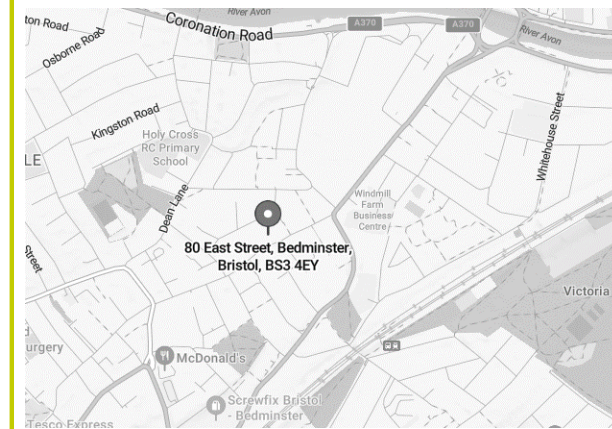
Legal Costs

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
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