

Hootons.



164 Church Road, Redfield
Shop to Let

£13,000 pa (£1,084 pcm)
514 sq ft (47.85 sq m)



Location

These well-presented premises are located on the busy Church Road (A420), which is one of the main arterial routes into Bristol City Centre. Nearby occupiers include Greggs Outlet, William Hill, Tesco Express, Dominos Pizza, Aldi and various independent occupiers.

Description

The property provides a well fitted unit over ground and first floors.

On the ground floor is an open plan sales area with tiled flooring and inset spot lighting. A spiral staircase leads to the first floor which provides office/storage space, kitchenette and WC facilities.

Externally is an enclosed rear garden with rear access onto a public car park. The property benefits from front and rear shutters.

Use

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

Terms

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

Rent

£13,000 per annum exclusive

Deposit

A 3-6 month deposit will payable depending on the strength of financial accounts.

VAT

VAT is not chargeable.

Size & Floors

Area	St ft	Sq m
Ground Floor	308	28.69
First Floor	206	19.16
Rear Garden	Not Measured	
Total	514	47.85

Business Rates

Rateable Value: £5,700.

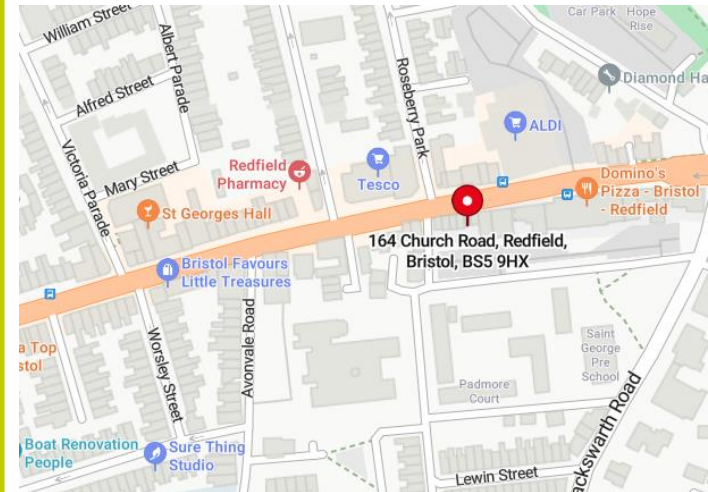
Rates Payable (2023/24) 49.9p in the £

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.

Map



Energy Performance

An EPC has been commissioned

Anti-Money Laundering

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

164 Church Road, Redfield, Bristol
BS5 9HX

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www.hootons.co.uk



Viewings & Further Information

Viewings strictly by prior appointment

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