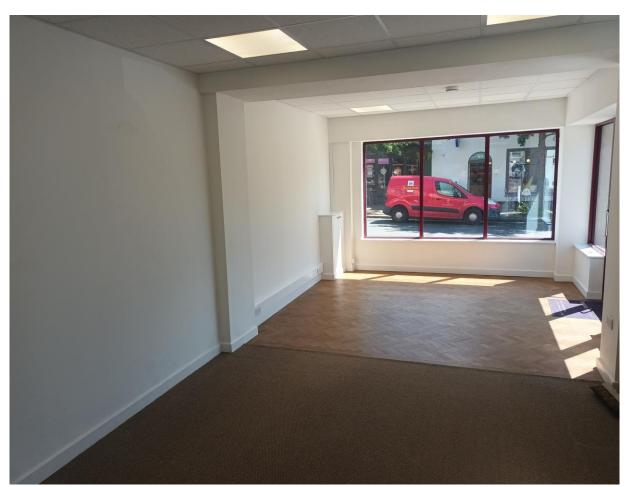


11A Canford Lane, Westbury on Trym £13,500 pa (£1,125 pcm)
Shop to Let £13,500 pa (£1,125 pcm)



Location

The premises are situated on Canford Lane in Westbury-on-Tyrm an affluent suburb located approx. 2.5 miles north of Bristol City Centre. Local retailers include Co-operative, Lloyds Bank, Boots opticians, Coffee #1 and Loungers.

Description

The property comprises a lock up shop and benefits from, a suspended ceiling with recessed cat II lighting, perimeter trunking in part and a rear kitchenette and W.C.

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

£13,500 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	326	30.25

Business Rates

Rateable Value: £5,800.

Rates Payable (2024/25) 49.9p in the £

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

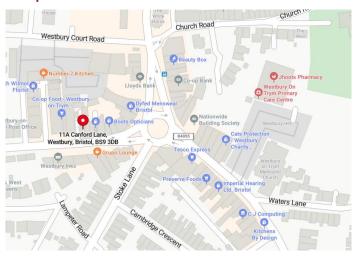
Legal Costs

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.

Map



Energy Performance



11A Canford Lane, Westbury on Trym, Bristol

0117 933 9915

www.hootons.co.uk





Viewings & Further Information

Viewings strictly by prior appointment

Steve Cullis 0117 933 9917 steve@hootons.co.uk Ben Newton 0117 933 9916 ben@hootons.co.uk



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