

# Hootons.



11A Canford Lane, Westbury on Trym    £13,500 pa (£1,125 pcm)  
Shop to Let    326 sq ft (30.25 sq m)

## Location

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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

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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.

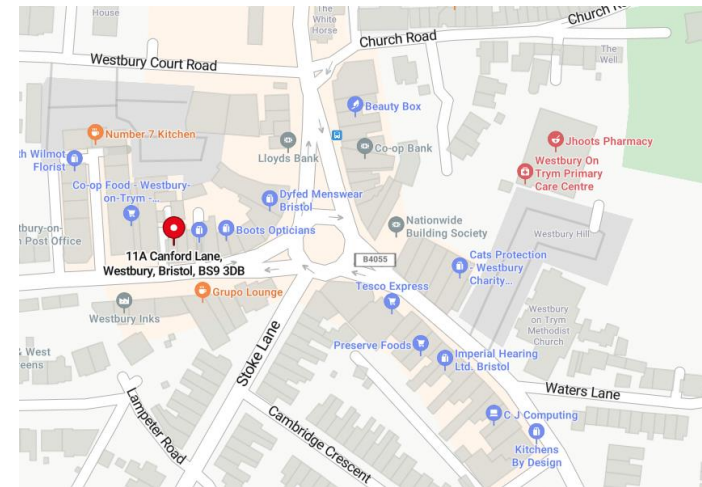
## Legal Costs

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<br>BRISTOL<br>BS9 3DB | Energy rating<br><b>D</b>                             |
| Valid until<br><b>14 April 2029</b>    | Certificate number<br><b>0590-0131-9369-0394-3002</b> |

11A Canford Lane, Westbury on Trym, Bristol  
BS9 3DB

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www.hootons.co.uk



## Viewings & Further Information

Viewings strictly by prior appointment

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