

****REDUCED RENT****

Hootons.



186B Avonmouth Road, Avonmouth
Retail Shop To Let

£20,000 pa (£1,667 pm)
78.50 sq m (845 sq ft)



Location

The premises are located on Avonmouth Road, the principal retail area of Avonmouth village. Avonmouth Road offers on street parking nearby, providing a busy trading position, and good access to the A4 Portway and M5 motorway network. Nearby occupiers include Premier, Co-Op, and Parsons Bakery.

Description

The premises comprise a ground floor lock up shop in a prominent position. The shop benefits from an open sales area, kitchenette, WC, suspended ceiling and lighting, and to the front an external electrical security shutter system.

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.

Use

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

Rent

£20,000 per annum exclusive.

VAT

VAT is not chargeable

Services

- Mains Electricity
- Electric shutter system to front
- Suspended ceilings
- Kitchenette

Energy Performance

Available on request

Size & Floors

	SQ FT	SQ M
Ground Floor Sales	778	72.32
Kitchenette	67	6.18
Total	845	78.50

Business Rates

Rateable Value: £6,700 from April 2023

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

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

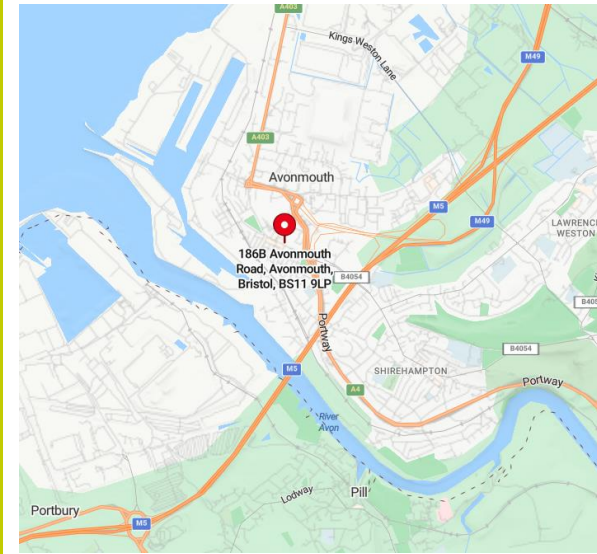
Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

Anti-Money Laundering

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

Map



Viewings & Further Information

Viewings strictly by prior appointment

Steve Cullis

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