



Rear Buildings at 96 High Street
Staple Hill. BS16 5HL

£7,750 pa
1,289 sq ft (119.76 sqm)



Location

Staple Hill is situated in East Bristol, 4 miles to the North-East of the city centre and 2 miles South of the M4 motorway. Surrounding tenants include large national retailers, such as Tesco, Boots and Greggs, as well as numerous independent shops.

Description

The property comprises three outbuildings currently used for storage purposes but previously used as a car repair garage.

The building is not connected to any mains, will require new electrics, as well as some basic roof repairs. There are also no toilet or kitchen facilities.

Size & Floors

	Sq Ft	Sq M
Top Building	365.34	33.94
Middle Building	319.93	29.72
Bottom/Right Building	603.87	56.10
Total	1,289	119.76

Use

Class E – Suitable for warehouse, office, workshop and storage purposes.

Terms

The property is available by way of a new ten year full repairing and insuring lease for a term to be agreed, subject to a rent reviews in the fifth year.

Rent

£7,750 per annum exclusive.

VAT

Value Added Tax is not chargeable on this property.

Business Rates

Rateable Value: £4,525

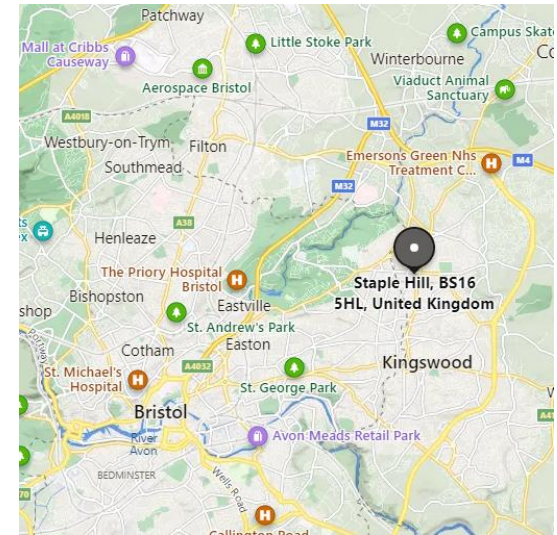
Rates Payable (2022/23) 49.9p in the £

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

96 High Street STAPLE HILL BS16 5HL	Energy rating D
Valid until 14 August 2032	Certificate number 6150-9329-6541-9824-9636