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TO LET CITY CENTRE CLASS E UNIT

15 PERRY ROAD, BRISTOL, BS1 5BG



- **SELF CONTAINED LOCK UP SHOP – 567 SQ. FT (52.67 SQ M)**
- **ESTABLISHED AND POPULAR RETAIL POSITION**
- **CLOSE TO BRISTOL ROYAL INFIRMARY AND BRISTOL UNIVERSITY**
- **QUOTING RENT ONLY £14,000 PER ANNUM, EXCLUSIVE**
- **LOW RATEABLE VALUE AND NO RATES PAYABLE (STC)**

SUBJECT TO CONTRACT

LOCATION

The property is prominently located on the busy Perry Road, linking St James Barton with Clifton. It is a highly visible parade of shops, and the area remains popular and sought after due to its excellent position and a high level of passing traffic and pedestrian footfall.

DESCRIPTION

The premises comprise a ground floor self-contained lock up shop with excellent retail frontage, high ceilings and staff facilities at the rear.

ACCOMMODATION

The accommodation provides an approximate net internal area of:-

Retail sales area:	399 sq ft	(37.09 sq m)
Rear stores & staff area:	168 sq ft	(15.58 sq m)

LEASE

The property is offered to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed. There will also be a separate service charge, a contribution towards building insurance and a deposit may be required.

RENT

Quoting £14,000 per annum, exclusive.

BUSINESS RATES

The property benefits from a low Rateable Value of £9,800. The Rateable Value is due to rise to £12,500 in April 2023. Occupiers may benefit from additional small business rates relief. We would recommend all interested parties make enquiries directly with Bristol City Council to establish the level of rates relief they are eligible for.

PLANNING

For the purposes of marketing, we assume the property benefits from planning Use Class E and the property is suitable for a variety of commercial usage subject to landlords' consent and planning (if applicable) in line with the following uses: retail, financial and professional services, cafes, office, clinic, and health centre.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

VAT

We understand that the property is not elected for VAT, therefore there will be no VAT payable.

ENERGY PERFORMANCE CERTIFICATES

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Holly Boulton

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

NOVEMBER 2022

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.