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GROUND FLOOR RETAIL UNIT TO LET

45 HIGH STREET, BRISTOL, BS1 2AZ



- **USE CLASS E**
- **PRIME LOCATION IN BRISTOL CITY CENTRE**
- **LOW BUSINESS RATES PAYABLE**
- **RENT ON APPLICATION**
- **SUITABLE FOR A WIDE VARIETY OF COMMERCIAL USES (STP) INCLUDING RETAIL, FOOD / LEISURE, OFFICES, MEDICAL ETC**

SUBJECT TO CONTRACT

LOCATION

The property is situated in a popular location fronting onto High Street within approximately 50m of the entrance to St Nicholas Market and the top of Corn Street. High street is an established retailing area serving the busy city centre and nearby occupiers include Tesco Metro, Trailfinders and many independent retailers.

The property is very close to the thriving St Nicholas Market, which is full of independent food retailers and the area is popular with both residential and commercial occupiers.

DESCRIPTION

The building comprises a mid-terrace, Grade II listed, period property over basement, ground, first second and third floors. The available space is on the ground floor and provides a retail sales area and W.C. facility. Basement stores can be made available if required.

The unit is suitable for a wide variety of uses to include retail, office, food / leisure, medical etc (subject to the relevant consents).

ACCOMMODATION

We have relied upon measurements provided to us by our client and confirm the approximate Gross Internal Area is per below: -

Ground floor retail sales: 559 sq ft (52 sq m)

Basement stores can be made available if required.

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.

RENTAL

On application.

BUSINESS RATES

The business rates are currently assessed for the property as a whole, so will need to be reassessed in due course.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATES

E107.

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0240-4240-0330-0120-0030>

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Holly Boulton BSc and Tom Coyte MRICS

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk and tom@burstoncook.co.uk

SUBJECT TO CONTRACT

APRIL 2020

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.