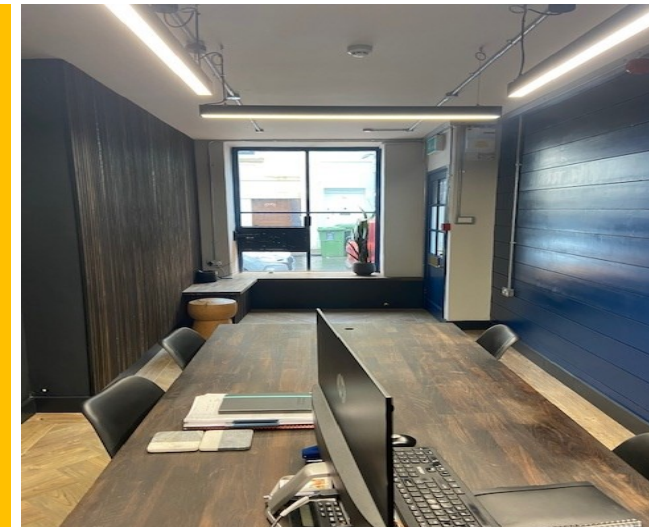


TO LET - FANTASTIC RETAIL / OFFICE UNIT IN CLIFTON VILLAGE

Ground Floor, 37A Princess Victoria Street, Clifton, Bristol, BS8 4BX



- Excellent location in the popular Clifton Village
- Class E Use - may suit a Retailer or an Office occupier
- Approximately 223 sq. ft (21.69 sq. m)
- Quoting rent only £1,000 pcm, exclusive
- New lease available, terms to be agreed



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property is situated fronting onto Princess Victoria Street within the popular and established area of Clifton Village. Nearby occupiers include a wide variety of local retailing businesses and restaurants, as well as national multiple operators such as The Co-Op, Coffee #1, The Ivy Clifton Brasserie and Spicer and Cole.

DESCRIPTION

The property comprises a ground floor unit with wood style flooring and paint covered plaster walls and ceiling. The property has a large glazed window to the front forming a predominately glazed retail frontage, and the unit is accessed via a shared pedestrian entranceway. To the rear there is a kitchenette and a single WC facility.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has the following approximate net internal floor area:

Ground floor	233 sq. ft	(21.69 sq. m)
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TENURE

The property is available to let by way of a new lease, terms to be agreed. A service charge will also be payable.

RENT

The quoting rent is £12,000 per annum, exclusive.

USE

We understand that the property benefits from a Class E use.

BUSINESS RATES

In accordance with the Valuation Office Agency Website the unit has the following designation:

Rateable Value from April 2023:	£5,800
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Interested parties may qualify for Small Business Rate Relief, but they are advised to check directly with the VOA in this respect.

EPC

We understand that the rating is C (56). A copy of the certificate is available upon request.

VAT

The property is not elected for VAT and therefore VAT will not be payable on all prices.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2023

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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

