



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

BARBER SHOP TO LET

**9 MULLER ROAD, HORFIELD, BRISTOL,
BS7 0AB**



- **GROUND FLOOR BARBER SHOP AVAILABLE IN A GREAT LOCATION**
- **APPROX. 222 SQ FT (20.62 SQ M)**
- **NEW FLEXIBLE LEASE TERMS AVAILABLE**
- **RENT ONLY £7,500 PER ANNUM, EXCLUSIVE**
- **NO BUSINESS RATES PAYABLE (STC)**

SUBJECT TO CONTRACT

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

LOCATION

The property is situated fronting onto Muller Road a popular and long established neighbourhood retailing street, serving the densely populated residential area of Horfield. A stone's throw from Filton Avenue which is home to the Memorial Stadium which is owned by local football club Bristol Rovers. Horfield is approximately 4 miles north of Bristol city centre and only 2 miles to the M32 motorway, with main bus routes serving the local area.

DESCRIPTION

The unit comprises a ground floor barber shop which includes vinyl flooring, suspended ceiling with LED lighting, electric heating, neutral decorations, and a glazed shop front. To the rear is a single W/C.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement Standards (2nd Edition, January 2018) and we confirm that the property has the following approximate net internal area: -

Ground floor 222 sq ft (20.62 sq m)

TENURE

The unit is available to rent by way of a new effectively full repairing and insuring lease for a term of years to be agreed by way of a service charge. A deposit may also be required.

RENT

The quoting rent is £7,500 per annum.

PREMIUM

The client is seeking a premium of £5,000 to benefit from taking a new lease at the premises, and for the fixtures and fittings. Offers may be considered.

USE

We understand the property benefits from Class E use.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation.

Rateable Value: £4,950 (but will change to £5,400 in April 2023)

We understand that due to recent changes regarding small business rates relief, properties that have a Rateable Value of less than £12,000 will benefit from 100 % relief, however, this is specific to individual occupiers, and you are advised to make your own enquiries with the Valuation Office Agency website to confirm the details.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment via the sole agents Burston Cook:-

FAO: Holly Boulton

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

January 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 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.