

# Ground Floor 'Class E' Unit for sale

143 St Michaels Hill, Bristol, BS2 8DB



- Ground floor retail unit currently occupied by a pharmacy
- Prominently situated on St Michaels Hill in the busy area of Cotham
- Excellent location in close proximity to Bristol University, The BRI Hospital and Bristol City Centre
- Approximately 591 sq ft (GIA)

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COOK**  
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## LOCATION

The property is prominently situated on St Michaels Hill in the busy and vibrant area of Cotham. The area is home to a large residential community and many shops, restaurants and bars including local businesses and the Co-Op. The shop is in very close proximity to the University of Bristol and the Bristol Royal Infirmary and as such the pitch benefits from a high level of passing footfall and vehicle traffic.

## DESCRIPTION

The subject property comprises a ground floor retail unit within a mid-terrace building on St Michaels Hill in Bristol. The unit is currently owner-occupied by a pharmacy.

The shop is currently fitted with a glazed shop front, vinyl tiled flooring, a suspended ceiling, recessed lighting, electric heating and a range of shop racking and shelving. To the rear there is a kitchenette facility with a sink, a small storage area and a single WC facility. There is also allocated car parking to the front of the shop.

## ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor Office	591	54.90

## TENURE

The shop is available by way of a long leasehold with vacant possession.

## Price

Quoting £189,000.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency ([www.vo.gov.uk](http://www.vo.gov.uk)) the property has the following designation.

Description: Shop and premises

Rateable Value: Currently £11,250

## VAT

We have been advised that the property is not elected for VAT.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0880-0631-4609-6090-3092>

## 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

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## SUBJECT TO CONTRACT

May 2024



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