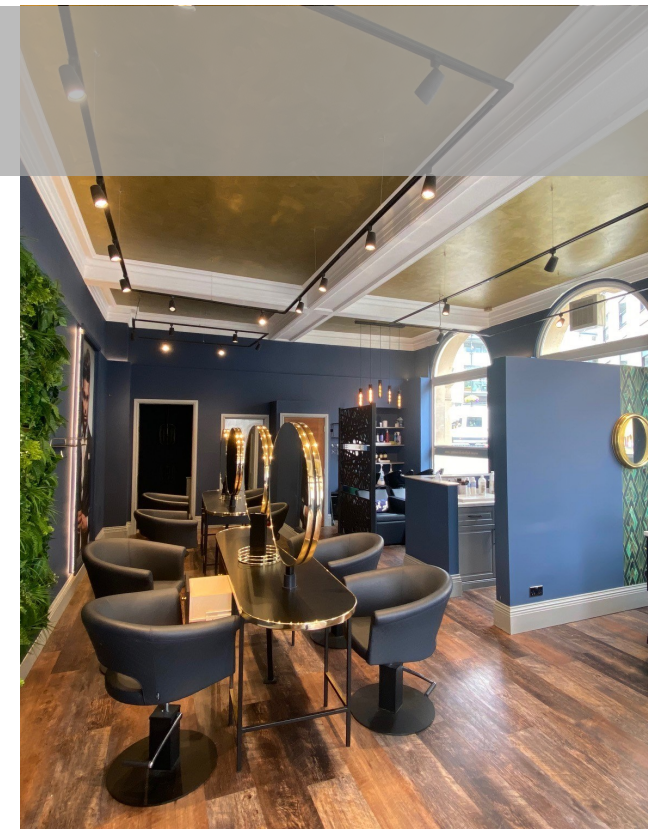


RETAIL UNIT TO LET IN CLIFTON VILLAGE

27 Regent Street / 52 Royal York Crescent, Bristol, BS8 4JP



- Attractive retail unit with excellent return frontage
- Excellent location within Clifton Village
- Ground Floor and Basement
- Quoting rent £23,500 pax
- Total net internal area 1,032 sq ft



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 located in a prominent position within the popular retailing area of Clifton Village serving the densely populated affluent suburb of Clifton.

There are a wide variety of both independent and national retailers trading within the vicinity including Tesco, Save the Children, Mandarin Stone along with a wide variety of successful independent occupiers.

DESCRIPTION

The property comprises a very attractive retail unit which is finished internally to a high standard and currently fully fitted as a hair salon. The ground floor comprises an open plan sales area with two staircases (front and rear) which lead down to a further sales area within the basement along with kitchen, office, storage and WC facilities.

ACCOMMODATION

The property has the following approximate net internal area in line with the RICS Property Measurement Standards:

Ground floor sales	579 sq ft	(53.81 sq m)
Basement	453 sq ft	(42.10 sq m)
Total	1,032 sq ft	(95.75 sq m)

TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease by way of a service charge. The full lease terms to be negotiated.

BUSINESS RATES

In The property has a Rateable Value of £20,250. The Rates Payable is approximately £10,105, however, we would recommend that interested parties make their own enquiries in this regard.

VAT

All rentals and prices quoted are exclusive of VAT.

EPC

An EPC can be made available upon request.

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 should satisfy themselves as to the fitness of such items for their requirements.

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

