

# CITY CENTRE RETAIL UNIT TO LET

13 Perry Road, Bristol, BS1 5BG



- Self contained lock up shop—355 sq ft (33 sq m)
- Established and popular retail position
- Close to Bristol Royal Infirmary and Bristol University
- Rent only £14,000 per annum, exclusive
- Low rateable value and eligible for small business rates relief



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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## LOCATION

The property is prominently located on the busy Perry Road, linking St James Barton with Clifton. It is a highly visible parade of shops and the area remains popular and sought after due to its excellent position and a high level of passing traffic and pedestrian footfall.

## DESCRIPTION

The premises comprise a ground floor self-contained lock up shop with excellent retail frontage, high ceilings and WC facilities at the rear.

## ACCOMMODATION

The accommodation provides an approximate net internal area of:-

Retail sales area:	301 sq ft	(28 sq m)
Rear area	54 sq ft	(5 sq m)
Total	355 sq ft	(33 sq m)

## TENURE

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.

## RENT

Only £14,000 per annum, exclusive.

## PLANNING

The unit benefits from Use Class E, which allows for a variety of uses, including retail, café and office.

## BUSINESS RATES

The property benefits from a low Ratable Value of £9,100. Occupiers may benefit from additional small business rates relief. We would recommend all interested parties make enquiries directly with Bristol City Council to establish the level of rates relief they are eligible for.

## VAT

All prices quoted are exclusive of VAT, if applicable.

## EPC

An EPC is being commissioned for the property and will be provided upon request.

## 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: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

## SUBJECT TO CONTRACT

November 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.

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