

GROUND FLOOR "CLASS E" COMMERCIAL UNIT TO LET

138a St. Michael's Hill, Bristol, BS2 8DA



- A ground floor "Class E" premises offered to let
- Situated on the ever-popular St. Michael's Hill
- Approximately 214 sq. ft (19.89 sq. m)
- Quoting £12,000 per annum, exclusive
- Lock up shop in great location with good footfall
- 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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 **BURSTON
COOK**
0117 934 9977

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, to include a large student population, and has many shops, restaurants and bars including local businesses and the Co-Op. The property is in very close proximity to the University of Bristol and the Bristol Royal Infirmary and as such the pitch benefits from a good level of passing footfall and vehicle traffic.

DESCRIPTION

The ground floor has a glazed shop front and entrance, an open plan sales area and a single WC facility.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate Net Internal floor area of:

Ground floor: 214 sq. ft (19.89 sq. m)

TENURE

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

RENT

Quoting £12,000 per annum, exclusive..

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency Website the property has the following rates designation

Rateable Value:: £5,500

Interested parties may qualify for Small Business Rate Relief, but they are advised to check directly with the VOA in this respect.

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.

VAT

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

EPC

The property has an energy performance rating of E (112).

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants 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: Holly Boulton AssocRICS

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

December 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.

