

COMMERCIAL RETAIL UNIT TO LET

32 Old Market Street, Bristol, BS2 0HB



- To Let
- Ground floor commercial unit with basement situated in a prominent position on Old Market Street
- Approximately 991 sq ft (88.43 sq m)
- Use Class E – therefore suitable for a range of different uses
- Rent of only £13,000 per annum, exclusive



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 situated in a prominent position fronting onto Old Market Street which is a vibrant and busy mixed commercial and residential area within close walking distance of Bristol city centre.

Old Market has been the subject of extensive regeneration and in recent years and is situated with Cabot Circus to the north and Temple Quay to the south. Connections are excellent with Bristol Temple Meads Station located circa 0.5 km away, and the M32 to the north, which in turn provides access to the M5 and M4 motorway networks.

DESCRIPTION

The subject property comprises a commercial unit in Old Market Street, Bristol. The property has a glazed shop front with entrance, a sales area, a kitchenette and a WC facility. A rear door leads into a communal hallway which contains the entrance to the basement.

Suitable for a wide variety of uses.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate Net Internal Area:

| | | |
|---------------|------------------|---------------------|
| Ground Floor: | 409 sq ft | (34.37 sq.m) |
| Basement: | 582 sq ft | (54.06 sq m) |
| Total | 991 sq ft | (88.43 sq m) |

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£13,000 per annum, exclusive.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency Website the property has a Rateable Value of £6,500.

Interested parties may therefore benefit from full business rates relief.

EPC

Available upon request.

VAT

All prices are exclusive of VAT. We understand the property is not VAT elected.

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: Charlotte BJOROY
Tel: 0117 934 9977
Email: charlotte@burstoncook.co.uk

FAO: Tom Coyte MRICS
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017:* Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

