

COMMERCIAL UNIT WITH "CLASS E" USE TO LET

Unit 3 Horfield House, Horfield, Bristol, BS7 9RR



- Ground floor commercial unit with a mix of open plan accommodation and partitioned rooms
- Could suit many uses under use class E to include, medical, health, leisure, or offices
- Approximately 1,679 sq. ft (155.98 sq. m)
- Car parking and secure bike storage
- New lease available



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The subject property is located on Lockleaze Road adjacent to Horfield Health Centre and Pharmacy. The immediate area is predominantly residential and benefits from good public transport connections to Bristol city centre and the surrounding areas.

DESCRIPTION

A ground floor commercial unit previously used as an optician but which would be suitable for a wide range of uses under Use Class E.

Internally, the configuration comprises a range of open plan space and partitioned offices formerly used as consulting rooms.

Externally, there is ample car parking and secure bike storage.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,679 sq. ft (155.98 sq. m).

TENURE

The unit is 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. There is a small estates charge payable.

RENT

£25,000 per annum exclusive.

PLANNING

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

BUSINESS RATES

The property requires a new rates assessment. Further information can be provided upon request.

VAT

We have been advised that the property is elected for VAT.

EPC

An EPC has been commissioned and will be available for inspection.

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

FAO: Vicki Grimshaw MRICS

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

April 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.

