

# RETAIL/OFFICE UNIT ON POPULAR 'HIGH STREET' PITCH

Ground Floor, 377 Two Mile Hill Road, Kingswood, Bristol, BS15 1AD



- High Street office / retail unit on a busy parade
- Six car parking spaces to rear
- Rent only £20,000 per annum, exclusive
- Approximately 1,268 sq ft (117.81 sq m) NIA
- Small Business Rates Relief available (subject to eligibility)



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](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977



## LOCATION

Situated on the prominent Two Mile Hill Road in Kingswood, the premises is surrounded by local businesses, offices and residential properties. Local amenities include: CJ Hole, Connells, Greggs and Domino's. amongst others.

## DESCRIPTION

The sales area and primary office carry mahogany laminate effect flooring throughout. The property is finished with painted plastered walls and ceilings and a mix of office style lighting. The hall and secondary office are fitted with carpet and there is an additional store, kitchen and two W.C's to the rear. The kitchen and W.C are fitted with a tile effect vinyl flooring. The property benefits from a gas fired boiler, a wet central heating system and an internal and external CCTV system which runs over WIFI. The property benefits from a single glazed aluminium powder coated shop front.

The property has a rear car park shared with the office unit upstairs with six spaces allocated to the ground floor unit. Additionally, there is a council operated pay and display carpark opposite.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the approximate net internal floor area :

Area	Sq ft	Sq m
Ground Floor - Sales Area	762	70.79
Ground Floor - Ancillary	506	47.04
<b>TOTAL</b>	<b>1268</b>	<b>117.81</b>

## TENURE

The suite 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. The external repairs and maintenance will be maintained by the freeholder and the tenant would contribute a fair proportion (45%) towards these works by way of a service charge.

## PLANNING

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

## VAT

All prices are exclusive of VAT, if applicable.

## RENT

£20,000 per annum, exclusive.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £12,000 from 1st April 2023. Tenants may benefit from small business rates relief.

## EPC

The property has an Energy Performance rating E (109).

## 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: Charlotte BJOROY BARCH

Tel: 0117 934 9977

Email: [Charlotte@burstoncook.co.uk](mailto:Charlotte@burstoncook.co.uk)

**SUBJECT TO CONTRACT** June 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.

