

# RETAIL UNIT TO LET ON PRIME RETAIL PARADE

8 Perry Road, City of Bristol, BS1 5BQ



- A retail unit on the popular Perry Road in close proximity to BRI, The Clifton Triangle and Christmas Steps
- Rent on application
- Approximately 398 sq ft (36.94 sq m) NIA
- Small Business Rates relief available subject to eligibility
- High level of pedestrian footfall and passing vehicle traffic

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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COOK**  
0117 934 9977

## LOCATION

The property occupies a prominent position fronting onto Perry Road within a popular and established retail location. Well located between the BRI and The Clifton Triangle, the premises is surrounded by local businesses, offices and residential properties.

There is a good level of footfall due to residential, office and leisure uses close by, and it is a popular area for restaurants and cafes given the nearby Bristol University which contributes 30,000 students to the local population. Local amenities include Zerodegrees, Christmas Steps and various independent shops, cafes and restaurants.

## DESCRIPTION

The property comprises a fully glazed retail unit along the popular Perry Road. To the front there is a main sales area and there is a kitchenette, single W.C and storage cupboards to the rear. The property carries painted plastered walls throughout with wood style floors. The property has been fitted with pendant lighting. Services include water with an electric hot water tap.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of **398sq ft (36.94sq m)**.

## TENURE

The unit is available to let 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.

## RENT

Upon application.

## 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 £8,500 per annum from 1st April 2023. Tenants may benefit from small business rates relief.

*Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.*

## VAT

All prices are exclusive of VAT, if applicable.

## EPC

The property has an Energy Performance rating C (55).

## 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

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: Tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

June 2024



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