

CLASS E UNIT ON PRIME HIGH STREET CITY CENTRE PARADE

45 High Street, Bristol, BS1 2AZ



- Class E Retail unit situated on a busy and retail parade; Bristol City Centre
- Quoting rent £16,000 per annum, exclusive
- Approximately 559 sq ft (52 sqm)
- High levels of pedestrian footfall

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 popular location fronting onto High Street within approximately 50m of the entrance to St Nicholas Market and the top of Corn Street. High street is an established retailing area serving the busy city centre and nearby occupiers include Tesco Metro, Trailfinders and many independent retailers.

The property is very close to the thriving St Nicholas Market, which is full of independent food retailers and the area is popular with both residential and commercial occupiers.

DESCRIPTION

The building comprises a mid-terrace, Grade II listed, period property over basement, ground, first second and third floors. The available space is on the ground floor and provides a retail sales area, kitchenette and W.C. facility.

The unit is suitable for a wide variety of uses to include retail, office, leisure, medical etc (subject to the relevant consents).

ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor	512	47.54

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.

RENT

Quoting £16,000 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 £14,000 from 1st April 2023.

Prospective tenants may be able to apply for small business rates relief.

VAT

We are of the understanding the property has not been elected for VAT.

EPC

The property has an energy performance rating of E (107).

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

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SUBJECT TO CONTRACT

August 2024



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