

# CLASS E UNIT ON PRIME GLOUCESTER ROAD LOCATION

66 Gloucester Road, Bishopston, Bristol, BS7 8BH



- Class E Retail unit situated on a busy and retail parade with a high footfall; Gloucester Road
- Quoting rent £21,000 per annum, exclusive
- Approximately 816 sq ft (75.78 sqm)
- High levels of 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 Gloucester Road within a popular and established retail location, serving the residential suburbs of Bishopston, Cotham and bordering Bristol city centre.

Nearby amenities include Co-op, Tesco, Parsons and various independent restaurants, cafes and shops.

## DESCRIPTION

A ground floor retail unit forming part of a mid-terrace building in the prominent Gloucester Road area. The sales area is fitted with wood effect laminate flooring and the property carries painted plastered walls throughout. The shop front is glazed and benefits from a security shutter. To the rear, there is an office space, a kitchenette, WC, and additional welfare space. The property benefits from recessed LED panelled lighting, and services include air conditioning/heating unit a CCTV unit and an alarm.

## 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	816	75.78

## 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 £21,000 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 £18,500 from 1st April 2023.

## VAT

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

## EPC

The property has an Energy Performance rating of 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

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## SUBJECT TO CONTRACT

August 2024



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