

CLASS E—RETAIL/OFFICE UNIT TO LET

17 Chandos Road, Redland, Bristol, BS6 6PG



- Ground floor and basement floor retail/office premises. May suit other uses within Use Class E
- A popular pitch on Chandos Road with high levels of footfall
- Approximately 620 sq ft (57.60 sq m) Net Internal Area
- Quoting rent £13,500 per annum, exclusive

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

17 Chandos Road is a mid terrace property situated on a popular pitch in Redland.; a bustling location for locals and students. Nearby amenities include, pubs and cafés, offices and medical, and independent restaurants such as Little Hollows.

DESCRIPTION

The Use Class E unit comprises a bright ground floor and basement commercial retail/office unit with a fully glazed frontage. The sales area leads to a kitchenette and a spiral staircase which further leads to basement storage and a single W.C. The property has painted plastered ceilings and walls, and carries a mix of wood laminate floors and painted plywood floors.

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	345	32.23
Lower Ground Floor	275	25.37
Total	620	57.60

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. Available from April 2025.

RENT

Quoting £13,500 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 £7,600 from 1st April 2023. Prospective tenants may be able to apply for small business rates relief.

VAT

We are advised the property is elected for VAT.

EPC

The property has an energy performance rating of C (57).

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

September 2024



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