

COMMERCIAL RETAIL UNIT ON BUSY RETAIL PARADE—TO LET

101 Coldharbour Road, Redland, Bristol, BS6 7SD



- An exceptional commercial unit positioned on Coldharbour Road
- Ground floor premises – with additional area to rear potentially available by way of separate negotiation
- Quoting Rent £16,000 per annum, exclusive
- Approximately 588 sq ft (54.59 sq m) NIA
- The established florist business is potentially available by way of separate negotiation at a guide of £30,000

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

Situated in the heart of Redland, the property fronts on to the popular Coldharbour Road, a prime spot for local shops with high levels of passing vehicle traffic. In close proximity to various independent traders.

DESCRIPTION

The property comprises a ground floor commercial unit on Coldharbour Road in Redland. The property has a sales area to the front fitted with original oak floors with a small storeroom and a corridor leading to WC to the rear. The property also benefits from a large privately owned forecourt to the front. The rear parts may be available by way of separate negotiation.

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	588	54.59
Ground Floor Rear	292	27.17
Total	880	81.76

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.

BUSINESS SALE

The florist business may be available by way of separate negotiation at a quoting price of £30,000.

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 the property has a rateable value of £10,000.

Prospective tenants may therefore benefit from full business rates relief.

VAT

All prices are exclusive of VAT if applicable.

EPC

An EPC can be made available upon request.

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

October 2024



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