



TO LET

Retail Unit

643 sq.ft (59.7 sq.m)

54 High Street, Shirehampton, Bristol BS11 0DJ

● Excellent visibility and prominence from busy road ● Opposite Co-operative Food Store

LCP.
part of IM Core

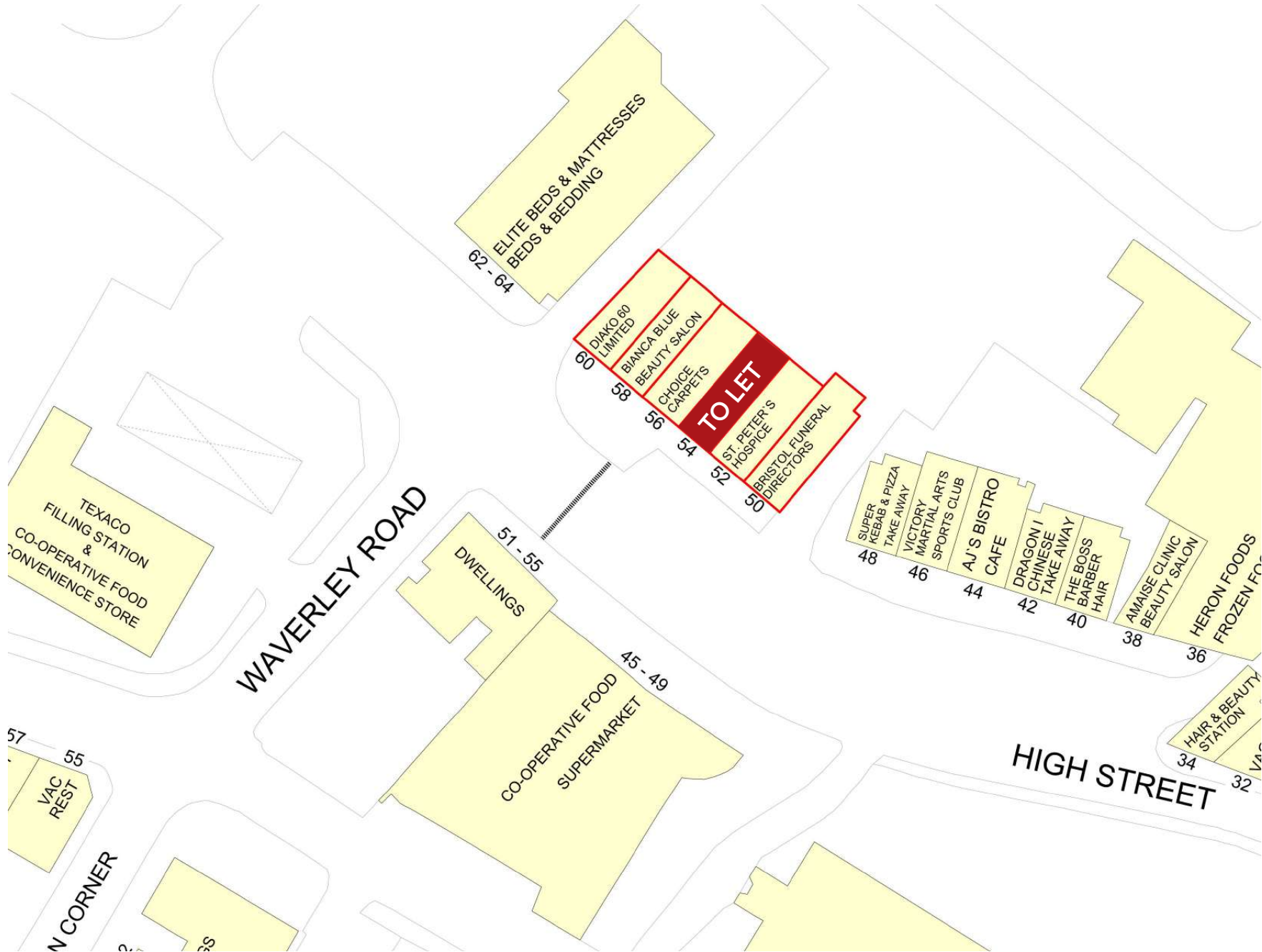
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| AREAS (approx. NIA) | Sq.ft | Sq.m |
|---------------------|-------|------|
| Ground Floor | 643 | 59.7 |
| TOTAL | 643 | 59.7 |

RENT

£15,995 per annum.

BUSINESS RATES

Rateable Value £9,700.

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

C. Further information available upon request.



PLANNING

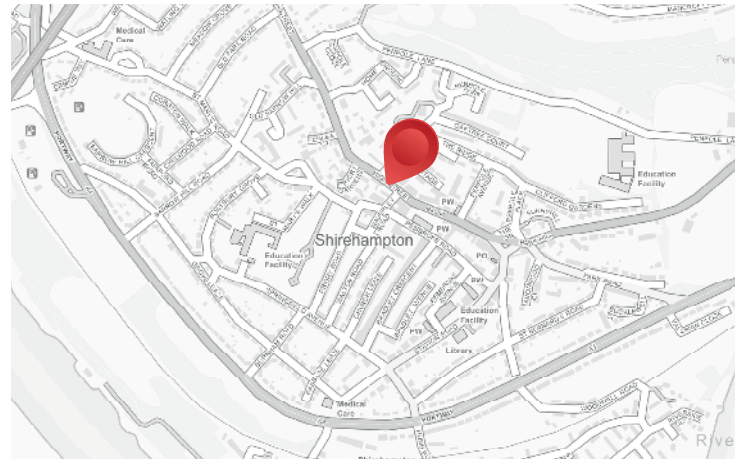
E Class. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

DESCRIPTION

Retail units at this site benefit from fully glazed frontages with high visibility and prominence to the busy road outside.



LOCATION

Shirehampton Local is located in the bustling retail hub of Shirehampton, with a mix of local retailers in occupation and residential accommodation above. This site benefits from its prime location only five miles northwest of Bristol and proximity to key motorway networks.

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VIEWING

Strictly via prior appointment with the appointed agent:



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