

RETAIL/OFFICE WITH HIGH PASSING VEHICLE TRAFFIC – TO LET

4 Merchants Road, Hotwells, Bristol, BS8 4PZ



- An exceptional newly renovated unit positioned on Merchants Road
- Quoting Rent £11,760 per annum, exclusive
- Approximately 418 sq ft (38.83 sq m) NIA
- Extremely high levels of passing vehicle traffic
- Small business rates relief may be available (subject to eligibility).

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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LOCATION

Occupying a prominent position fronting onto Merchants Road, serving the residential areas of Hotwells. There is an extremely high level of passing vehicle traffic.

DESCRIPTION

An exceptional opportunity to let a newly renovated office/retail unit with a glazed frontage, and single glazed sash wooden frame door arranged over ground floor and basement. To the ground floor, the property has an open plan sales/office area with two storage cupboards. The basement which offers further sales/office space, a kitchen and a shower room. The property carries painted plastered ceilings and walls and carpeted floors and further benefits from recessed pendant lighting, an alarm and a fire system. In terms of services, the property has gas central heating, electricity and water.

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	229	21.30
Basement Floor	189	17.53
Total	418	38.83

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.

RENT

Quoting £11,760 per annum, exclusive.

PLANNING

Use Class E – therefore suitable for a wide range of uses. Ideal for a restaurant use.

BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £2,900.

Prospective tenants may therefore benefit from full business rates relief.

VAT

We understand the property is not elected for VAT.

EPC

The property has an EPC rating of C (73).

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

November 2024



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