

COMMERCIAL UNIT ON POPULAR RETAIL PARADE—TO LET

32 Oxford Street, Totterdown, Bristol, BS3 4RJ



- An exceptional commercial unit positioned on Oxford Street in Totterdown
- Ground floor premises with neighbouring national retailers
- Quoting Rent £15,500 per annum, exclusive
- Approximately 893 sq ft (83.46 sq m) NIA
- Ample customer and staff parking

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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 **BURSTON
COOK**
0117 934 9977

LOCATION

Situated in the heart of Totterdown, the property fronts on to the popular Oxford Street, a prime spot for local shops with high levels of passing vehicle traffic. In close proximity to various traders including Tesco.

DESCRIPTION

The property comprises a ground floor open plan retail unit with a glazed frontage on a retail parade in Totterdown. The premises has an open plan sales area and a further prep kitchen, disabled W.C. and a store accessible from the rear of the property. The property carries painted plastered ceilings and walls and vinyl floors and further benefits from box panel lighting.

The property further benefits from an external seating area to the front.

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	893	83.46
Total	893	83.46

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 £15,500 per annum, exclusive.

PLANNING

Use Class E - therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £8,100.

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 E(103).

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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