

- Ground floor retail / office premises fitted to a high specification
- Located within the affluent Bristol suburb of Stoke Bishop
- Car parking to the front
- Quoting rent £17,950 pax
- Small Business Rates Relief available subject to eligibility



## LOCATION

The property is situated in a very prominent position fronting onto Druid Hill within a popular neighbourhood retail parade serving the upmarket densely populated residential communities of Stoke Bishop and Sneyd Park.

Occupiers along the parade include a convenience store, hairdressers, office uses, barber and restaurant uses.

#### **DESCRIPTION**

The property comprises a ground floor commercial unit currently fitted as an office. The property benefits from a light and airy main office area / retail sales area to the front with two partitioned meeting rooms to the rear. At the very rear of the premises is a staff kitchen area along with a WC. To the front of the building extremally is an area which has historically been used for car parking and could potentially suit external seating.

The property has been relatively recently refurbished and currently presents to a high specification.

### **ACCOMMODATION**

Ground floor retail 579 sq ft 53.79 sq m

#### **TENURE**

The property is available to let by way of a new effectively full repairing and insuring lease.

## **RENT**

£17,950 pax

#### **BUSINESS RATES**

In accordance with the Valuation Office Agency website the property has the following designation:-

Rateable Value: £11.750

## VAT

The building is not elected for VAT.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

# EPC

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# TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

# VIEWING AND FURTHER INFORMATION

**S**trictly by appointment only through the sole agent:

**Burston Cook** 

**FAO:** Tom Coyte MRICS or Charlotte Bjoroy BArch

**Tel:** 0117 934 9977

**Email:** tom@burstoncook.co.uk / charotte@burstoncook.co.uk

SUBJECT TO CONTRACT November 2024



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone

