

# RETAIL UNIT ON POPULAR RETAIL PARADE—TO LET / MAY SELL

127 East Street, Bedminster, Bristol, BS3 4ER



- A ground floor retail unit positioned on East Street in Bedminster
- Return frontage providing excellent visibility
- Approximately 2,426 sq ft (121.07 sq m) NIA
- Quoting rent only £26,000 per annum, exclusive
- Sale price available upon application
- New flexible lease terms available



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

The property is located on East Street which is a popular and busy retailing high street in Bedminster. Bedminster is an inner city suburb located approximately 0.5 miles to the south of Bristol city centre. There are several large residential developments currently taking place within the area providing accommodation for students, young professionals and families. Bedminster is generally viewed as one of the most vibrant and popular suburbs within Bristol with a growing residential population.

## DESCRIPTION

The property comprises a retail unit within the ground floor of a building fronting onto East Street with a return onto Church Road.

The property is currently fitted out as a retail shop and benefits from a return frontage providing excellent visibility to passing foot traffic.

The shop has high ceilings along with WC facilities and storerooms.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,426sq ft (121.07 sq m).

## TENURE

The property 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.

The property may be available for sale with a long leasehold guide upon application.

## RENT

£26,000 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 £15,250.

## EPC

The property has an Energy Performance rating C (60).

## LEGAL FEES

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

## VAT

We have been advised that the property is elected for VAT.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Tom Coyte MRICS

**Tel:** 0117 934 9977

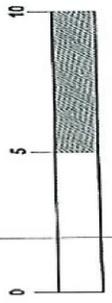
**Email:** tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

November 2024

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Commercial Unit  
219m<sup>2</sup> 2367 sq ft

EAST STREET

Plan 2

CHURCH ROAD

127 East Street Bedminster Bristol

Ground Floor Plan - Lease Plan

Scale: 1:25 at A3

Date: May 2021

Dwg No 2966/2000

David Cahill Design Consultant