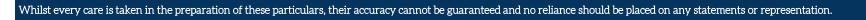


- An exceptional commercial unit positioned on Oxford Street in Totterdown
- Ground floor premises with neighbouring national retailers
- Quoting Rent £15,500 per annum, exclusive
- Approximately 893 sq ft (83.46 sq m) NIA
- Ample customer and staff parking

www.burstoncook.co.uk



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

We have assumed that the property can be used for a variety of uses within Use Class E, however, we recommend that interested parties make their own enquiries in relation to the planning use.

BUSINESS RATES

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

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

FAO:Charlotte Bjoroy BArchTel:0117 934 9977Email:Charlotte@burstoncook.co.uk

Tom Coyte MRICS 0117 934 9977 Tom@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 with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

