

GROUND FLOOR OFFICE UNIT—TO LET

41 High Street, Shirehampton, Bristol, BS11 0DX



- Large newly refurbished suite suitable for office use
- Popular high street in Shirehampton
- Additional office and storage accommodation on the first floor
- Approximately 1,968 sq ft (182.83 ssq m)
- Ample customer parking bays in nearby locations
- Rear access for deliveries with rear courtyard.



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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COOK**
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LOCATION

The property is located in a prominent position on the busy and bustling High Street of Shirehampton situated 3 miles to the west of Bristol city centre. Shirehampton is a popular suburb of Bristol with excellent road and rail links, being only 1 mile from Junction 18 of the M4 and having its own train station with regular trains to Temple Meads Station in the City Centre.

The High street is a popular retail destination which benefits from a number of major multiple retailers such as Boots The Chemist, Co-operative and B&M as well as a large number of successful local independent retailers.

DESCRIPTION

The property comprises a large newly refurbished ground floor shop with storage, kitchen and WC facilities to the rear. To the first floor there is additional accommodation. Suitable for a range of commercial uses to include office and retail. There is a rear access which leads to a rear courtyard, enabling deliveries.

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 Sales Area	1,670	155.14
Ground floor kitchen and ancillary	227	21.08
First Floor	298	27.68
Total	2,195	203.90

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of 3 - 5 years.

RENT

Price on application.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £24,000 from 1st April 2023.

VAT

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

EPC

The property has an energy performance rating of D (87).

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: Tom Coyte MRICS or Charlotte Bjoroy

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk / charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2024



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