

RETAIL / OFFICE UNIT – TO LET

3 Druid Hill, Stoke Bishop, Bristol BS9 1EW



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

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 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
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TENURE

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

RENT

Rent on Application

BUSINESS RATES

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

Rateable Value:	£11,750
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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

E (110).

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

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS or Charlotte Bjoury BArch

Tel: 0117 934 9977

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

SUBJECT TO CONTRACT

November 2024



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