

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

103 East Street, Bedminster, Bristol, BS3 4EX



- Large retail space over ground floor with additional basement storage.
- Busy retail pitch with high footfall.
- Circa 713 sq ft (66.25 sq m) sales over ground and first floor
- Quoting £13,000 per annum, exclusive.

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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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 high street office unit split over ground floor and basement floor. The unit has a separate office with a kitchenette and W.C. and further to the basement offers storage space. The premises carries laminate flooring, painted plastered walls and ceilings and recessed spotlighting.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of:

Area	Sq ft	Sq m
Ground Floor	282	26.17
Basement	431	40.08
<b>Total</b>	<b>713</b>	<b>66.25</b>

## 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

£13,000 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 £7,300.

*Prospective tenants may therefore benefit from full rates relief.*

## LEGAL FEES

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

## VAT

We understand the property is elected for VAT.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

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## SUBJECT TO CONTRACT

February 2025



**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.

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