

On the instructions of Boots

PRIME SHOP TO LET

BEDMINSTER

90-92 East Street, BS3 4EY

brasier
freeth
CHARTERED SURVEYORS



- Prime High Street location
- Adjacent to Boots
- Double frontage
- Available immediately

| Location

Bedminster is a district of Bristol situated approximately 2 miles south of Bristol City Centre and 15 miles west of Bath.

Occupying a prominent position on East Street, which is the main shopping parade within Bedminster. Nearby retailers include **Boots**, **Peacocks**, **Greggs**, **Card Factory**, **Subway** and **Santander**.

| Description

The property comprises a double fronted unit with ground floor retail and rear ancillary accommodation. There is rear access for loading.

| Accommodation

The property has the following approximate dimensions and floor areas:-

Gross Frontage	11.31 m	37 ft 1 ins
Internal Width	10.14 m	33 ft 3 ins
Internal Depth	36.12 m	118 ft 6 ins
Ground Floor Sales	286.88 sq m	3,088 sq ft
Ground Floor Ancillary	95.61 sq m	1,029 sq ft
Total	382.49 sq m	4,117 sq ft

| Tenure

A new sublease is available up to a maximum term expiring 28 March 2023.

| Commencing Rent

Offers sought in the region of **£37,500 per annum exclusive** plus VAT (if applicable).

| EPC

Details available upon request.

| Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £39,750.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority, Bristol City Council on 0870 707 7776.

| Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

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VIEWING | Strictly by appointment through this office with:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.