

# TO LET

## 18 High Street, Bristol

Ground floor retail unit - No business rates

Hartnell  
TaylorCook

### Contact

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### LOCATION - BS11 0DP

The unit is situated on High Street in Shirehampton, Bristol. With a population of around 7,000, Shirehampton is a district of Bristol at the northwest edge of the city. Shirehampton is a convenient location from which to reach all parts of the city and it's working environment.

The subject property is situated on High Street, which is the primary shopping position in Shirehampton. Nearby occupiers include Boots, the Co-operative Food, B&M, Jobcentre Plus, among a variety of other independent retailers.

### DESCRIPTION

The property is a masonry construction, ground floor retail unit. The unit has a glazed double frontage on to High Street and Penpole Avenue. The unit comprises a sales floor, a separate room for ancillary/office a W.C and a kitchenette. At the rear of the unit is a small shared yard with an outhouse - which can be used as further ancillary space.

### ACCOMMODATION

The unit comprises the following areas:

|                    |            |               |
|--------------------|------------|---------------|
| Ground floor sales | 37.36 sq m | (402 sq ft)   |
| Ancillary/office   | 14.14 sq m | (152 sq ft)   |
| Kitchen            | 5.52 sq m  | (59.42 sq ft) |

### USE

The unit benefits from an A1 (Retail) use within the Town and Country Planning (Use Classes) Order 1987 (as amended).

### TENURE

The property is available by way of a new lease on terms to be agreed.

### RENT

£12,000 per annum exclusive.

### RATES

The property falls below the threshold for business rates.

### EPC

The property has an Energy Performance Certificate rating of 'E' (113).

### LEGAL COSTS

Each party is to be responsible for their own costs incurred on this transaction.

### VIEWINGS

For further information or to arrange a viewing, please contact the above.

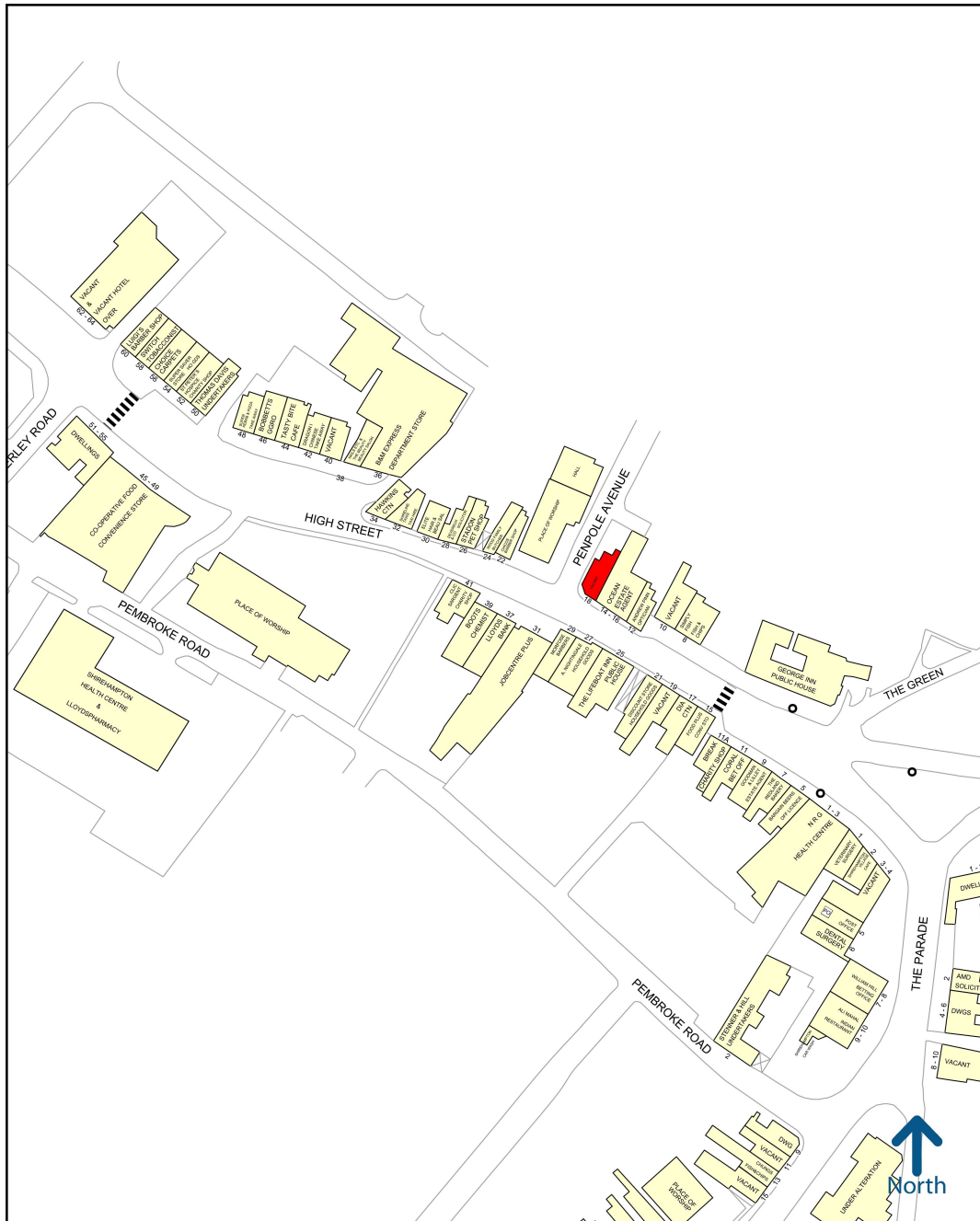
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Bristol - Shirehampton



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**SUBJECT TO CONTRACT**

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