



Ground Floor
317 Two Mile Hill Road
Bristol
BS15 1AP

Ground Floor Retail Space Fronting A Busy Road
Approximately 81.28 Sq M (874 Sq Ft)

- Visible Shop Front
- First Floor Storage Space
- Rear Vehicular Access For Loading/Unloading
- Adjacent Occupiers include Giggles Beauty Salon, The Sun and Pizza Hut

LOCATION

The property is located on the north side of Two Mile Hill Road, which forms part of the A420 leading to Bristol city centre to the west and eastwards to the centre of Kingswood, the Bristol ring road and then to Chippenham. The property is situated within the city of Bristol but with the boundary with Kingswood's main retail district only a short distance to the east.

DESCRIPTION

The property comprises the end unit in a parade of four lock-up shops situated between Broadfield Avenue and Soundwell Road. To the rear of the parade is a service road with entrances from both streets.

The ground floor unit comprises a regular shaped lock-up unit with a fully glazed front elevation. There is a WC and storage space to the rear of the unit, with an access door leading to the service road.

There is ancillary storage space located on the upper floor of the property. Access to the first floor of the property is via an external metal staircase leading from the service road.

TERMS

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMODATION	Sq Ft	Sq M
Ground Floor Sales Area	510	47.40
Ancillary	53	4.95
First Floor Storage	311	28.93
TOTAL	874	81.28

RENTAL

£10,000 per annum exclusive.

RATEABLE VALUE

Rateable Value: £5,500

Rates Payable (2016/2017): £2,882

This is an estimate only and takes no account of possible transitional adjustment.

Depending on individual circumstances, the tenant may be entitled to Small Business Rates relief.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed to achieve an Energy Performance Asset rating of band D (81)

Copies of the certificates can be made available upon request.

VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



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