

On the Instruction of Barclays Bank plc

SHOP LEASE Available

BRISTOL, 60 Gloucester Rd, Bristol BS7 8BJ



Location

The subject premises are located within Bishopston, a northern suburb of Bristol. It fronts the popular Gloucester Road, a focal point for local independent businesses and the main northern arterial road in the city. Occupiers within the immediate local vicinity include: **The Co Operative**, **Coffee #1** and **Tesco Express**

Description

The property is arranged over ground, first and second floors plus basement, the property is of traditional blockwork construction. The ground floor comprises of a banking hall, back office functions, a kitchenette, a strong room and a meeting room. The first floor comprises of additional offices, female/male toilets, a kitchenette and stores. The second floor comprises a 2-bedroom flat which has a separate point of access fronting Wolseley Road. The flat is currently vacant. The basement, also comprises of a female/male toilet and 3 strong rooms.

Key Features

- Main Arterial Route
- Prominent position
- Lease Available

Viewing

By appointment via this office:

Andrew Jackson

t: +44 117 9435 855
m: +44 7887952215
e: andrew.jackson3@cbre.com

Jason Herbert

t: +44 117 9435 852
m: +44 790 999 6154
e: jason.herbert@cbre.com

CBRE Limited

Floors 13 & 14 Clifton Heights,
Triangle West
Clifton
Bristol BS8 1EJ

www.cbre.co.uk/retail

Date of Issue 10-Nov-2015

Accommodation

Ground Floor	149 sq m	1,600 sq ft
First Floor	116 sq m	1,252 sq ft
Second Floor	69 sq m	745 sq ft
Basement	38 sq m	410 sq ft
Total	372 sq m	3,561 sq ft

Tenure

The premises are held on a lease expiring 1st January 2027. There is a tenant only break option dated 1st January 2022 and the next rent review dated 25th March 2018.

Rent

The property has a passing rent of **£27,000**.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value is **£30,500**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

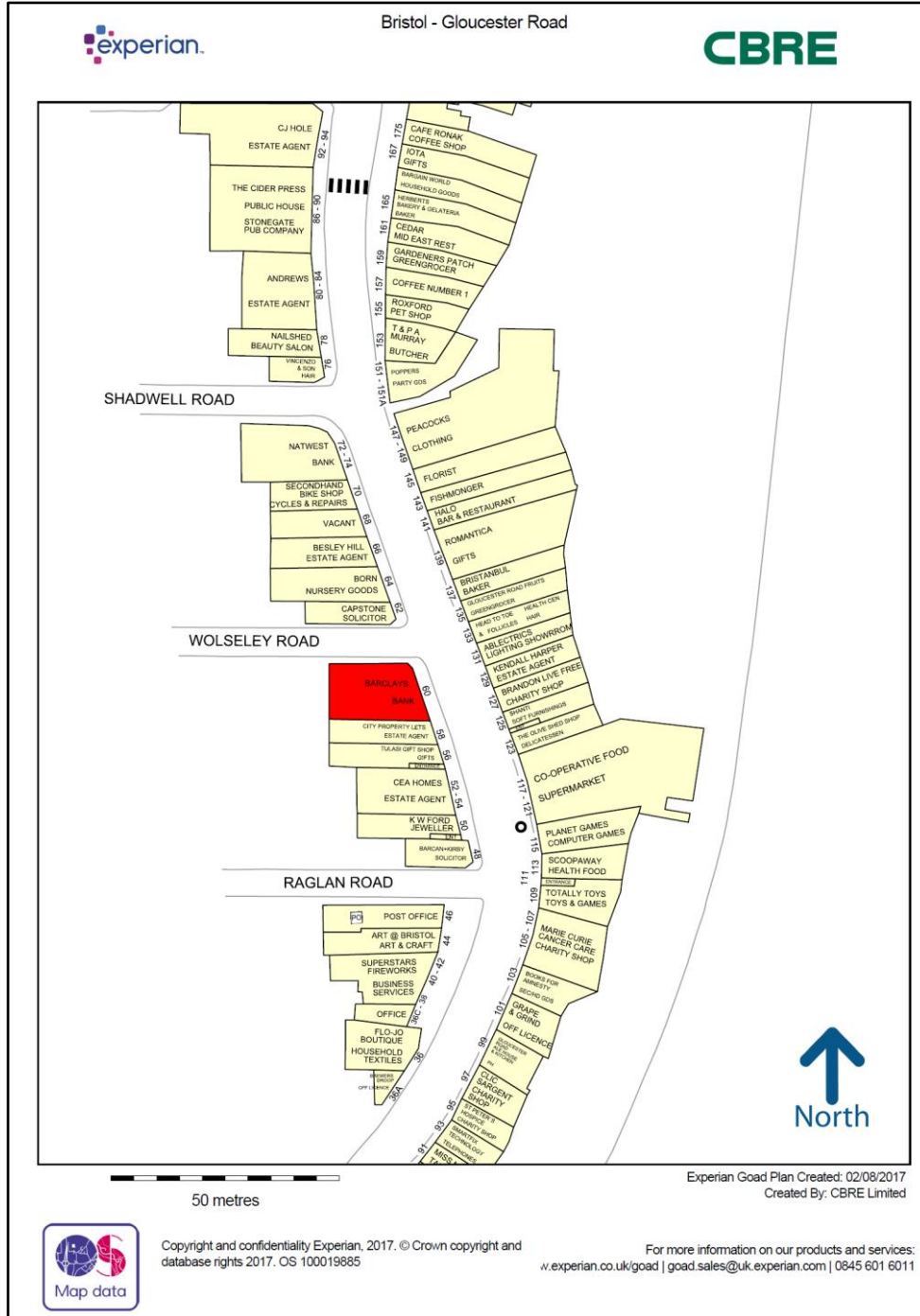
EPC

An EPC can be made available upon request.

On the Instruction of Barclays Bank plc

SHOP LEASE Available

BRISTOL, 60 Gloucester Rd, Bristol BS7 8BJ



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 1000191

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

