

# TO LET

## Bristol - 81 Park Street

Confidentially available subject to vacant possession -staff not aware

Hartnell   
TaylorCook  
LLP

## Retail

0117 923 9234



### Location - BS15PF

Park Street is a popular and busy thoroughfare linking Clifton to the north with Bristol city centre to the south.

The street is well known for its mix of boutique shopping, bars and restaurants which benefit from the high proportion of office workers and students in the immediate vicinity.

Occupiers nearby include **L'Occitane, Friska, Pinkmans, Reiss, Whistles, Jigsaw** and **Boston Tea Party**.

### Description

The Demise forms part of a Georgian building and accommodation is arranged over basement, ground, first and second floors.

### Accommodation

The retail unit provides the following approximate dimensions and areas:-

Internal width (front)	5.33 m	17 ft 6 ins
Internal width (rear)	6.89 m	22 ft 6 ins
Ground floor sales	170.94 sq m	1,840 sq ft
First floor potential sales	124.02 sq m	1,335 sq ft
Second floor kitchen	4.65 sq m	50 sq ft
Second floor ancillary	8.36 sq m	90 sq ft
Basement ancillary	37.62 sq m	405 sq ft

### Tenure

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

### Rent

£67,500 per annum, exclusive.

### Rates

**Rateable Value: £59,000.00**

**UBR 48.80p**

**Rates Payable: £28,792.00**

Interested parties are advised to verify the actual rates payable with the local authority

### Legal Costs

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

### Viewing

For further information or to arrange an inspection, please contact:

**Richard Saunders**

Direct Dial: 0117 946 4521

Mobile: 07825 382835

Email: richard.saunders@htc.uk.com



# SUBJECT TO CONTRACT

Date of production: Monday 16th April 2018

Hartnell Taylor Cook LLP is a Limited liability Partnership registered in England and Wales OC 313211.

Hartnell Taylor Cook LLP is regulated by the RICS.

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:

- \* These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- \* All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- \* No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- \* Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- \* All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- \* No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- \* Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance.

**Hartnell**  
**Taylor Cook**  
LLP