

# On the Instruction of Lloyds Bank Plc

## LEASEHOLD AVAILABLE

BRISTOL - 73 Henleaze Road, Henleaze, BS9 4JS



### Location

Henleaze is an affluent suburb of Bristol located to the north west of the city centre. The city centre is approximately two miles away whilst there are regular buses to Westbury-on-Trym village, Whiteladies Road and Gloucester Road. The nearby Falcondale Road (A4018) provides a direct link to Cribbs Causeway and the M5 beyond.

The subject premises occupy a prominent corner position with **Coffee #1** and **Co-op** adjacent, whilst nearby occupiers include **Waitrose Costa, Boots, Tesco Express & Chandos Deli**.

### Description

The subject premises comprise a two storey turn of century end terrace. The ground floor provides banking hall, with ancillary office accommodation and strong room. The first floor that can be both internally and separately accessed provides storage, office and staff welfare facilities. There is parking to the rear for 3-4 vehicles.

The property comprises the following approximate floor areas:

### Accommodation

Ground Floor	150 sq m	1614sq ft
First Floor	87 sq m	931 sq ft
<b>Total</b>	<b>237 sq m</b>	<b>2545 sq ft</b>

### Key Features

- Affluent North Bristol suburb.
- Prominent corner location.
- Parking available.

### Viewing

By appointment via this office:

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### Rent

An effectively FRI lease for a term of years expiring 23/06/2021 at a current passing rent of **£34,650** per annum exclusive.

### Legals

Each party to bear their own legal costs.

### Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the property is **£28,750** and the Rates Payable are **£14,116.25** pa. The UBR for 2019/2020 is **49.1p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

A copy of the Energy Performance Certificate is available on request.

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