

TO LET

1-2 Canford Lane, Bristol

Prominently positioned retail unit- Immediately available

Hartnell
TaylorCook

Contact

Gruffudd Hobday

Direct Dial:

0117 946 4569

Mobile:

07493 869973

Email:

gruffudd.hobday@htc.uk.com



LOCATION - BS9 3DF

The property is situated on Carlton Court in Westbury on Trym, Bristol. Westbury on Trym is a suburb to the North West of Bristol, a short distance from the Downs and neighbours Stoke Bishop, Henleaze and Westbury Park.

Carlton Court is a pedestrianised shopping area with a variety of businesses including a florist, coffee shop, barber, Co-op Food and gym. Other nearby occupiers include HSBC, Loungers and Coffee #1.

DESCRIPTION

The subject property has a traditional double frontage and benefits from a canopy walkway. The property is arranged over ground floor and first floor. The unit benefits from a shared car park (approximately 70 spaces) and loading to the rear.

ACCOMMODATION

The demise provides the following approximate areas:

Ground floor sales: 121.11 sq m (1,304 sq ft)
First floor ancillary: 14.78 sq m (159 sq ft)

TENURE

The unit benefits from an A1 (Retail) use.

RENT

£20,000 per annum exclusive of VAT, rates, insurance and service charge.

RATES

Rateable value	£19,250
Rates multiplier (small business rate)	49.1 p
Rates payable	£9,451.75 pa

Please confirm actual rates payable with the local authority.

EPC

The property has an Energy Performance Certificate Rating of E (122).

LEGAL COSTS

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

VIEWINGS

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

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234
htc.uk.com

TO LET

1-2 Canford Lane, Bristol

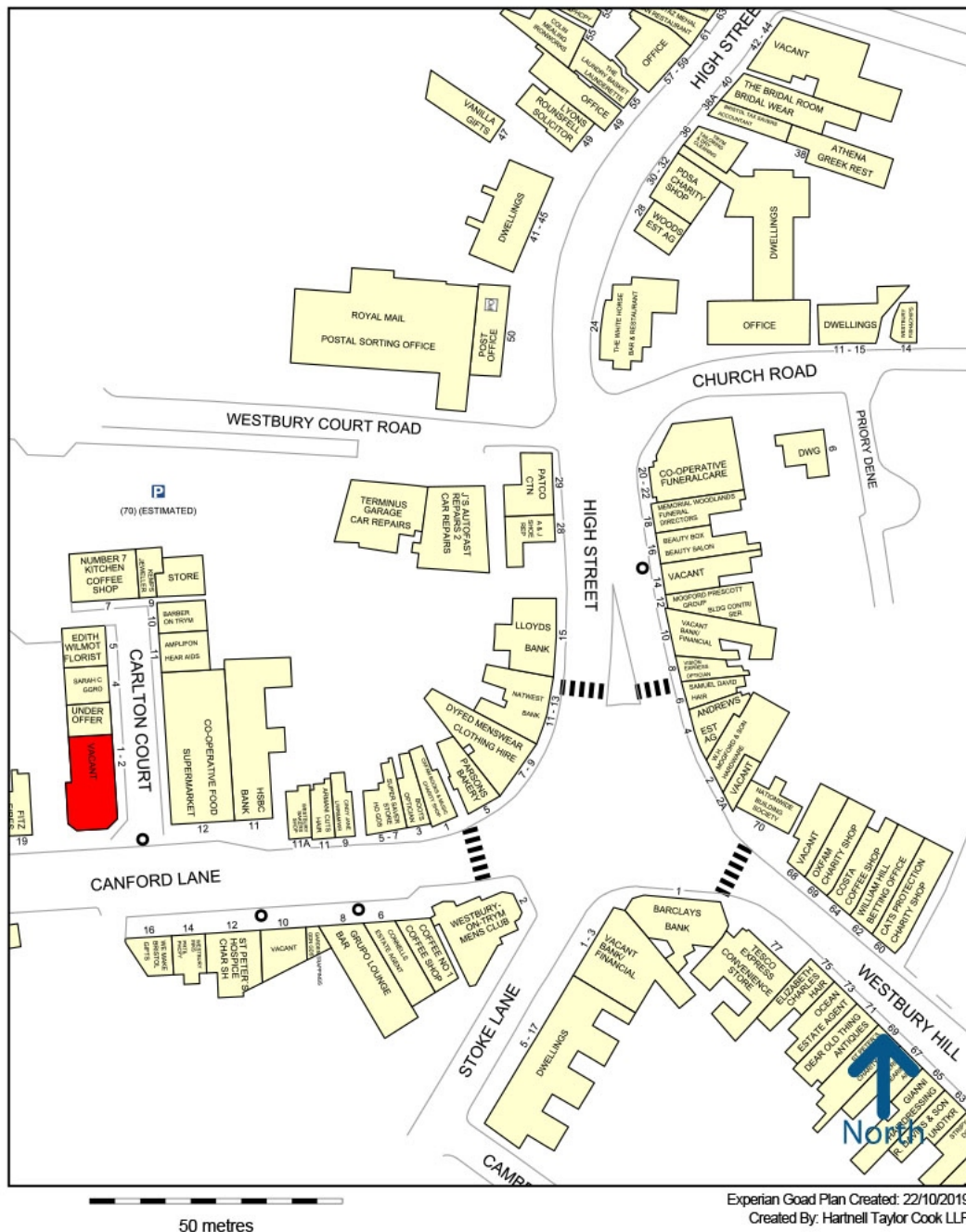
Prominently positioned retail unit- Immediately available

**Hartnell
TaylorCook**



Bristol - Westbury-on-Trym

**Hartnell
TaylorCook**



Experian Goad Plan Created: 22/10/2019
Created By: Hartnell Taylor Cook LLP



Copyright and confidentiality Experian, 2019. © Crown
copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

SUBJECT TO CONTRACT

Date of Production: 22-Oct-2019

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