

# For Sale

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**February 2019**  
**Subject to Contract**

125a High Street, Hanham, Bristol, BS15 3QY



## Location

Hanham is a suburb of Bristol approximately 4 miles east of the city centre.

Surrounding occupiers include **Lidl**, and **Shaunak's Pharmacy**.

## Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Ground floor (Sales Area)	156.3 sq m	1,682 sq ft
Ground floor (Ancillary)	32.0 sq m	345 sq ft
First Floor	36.52 sq m	393 sq ft

The property benefits from 10 car parking spaces to the rear

## Tenure

Freehold

## Price

Offers in **excess of £300,000**

## Business rates

We understand that the property is assessed as follows:

**2017 Rateable value:** £21,500  
**UBR (2018/19):** 49.3p

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

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

## EPC

Rating E106, dated May 2018

## VAT

VAT if applicable will be charged at



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