



PROPERTY CONSULTANTS

TO LET

RETAIL UNIT

89.21 SQ M (960 SQ FT)



155 CROW LANE
HENBURY
BRISTOL
BS10 7DR

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ETP PROPERTY CONSULTANTS & CHARTERED SURVEYORS
4 Hillside, Cotham, Bristol, BS6 6JP
www.ETPproperty.co.uk

LOCATION

The property is located on Crow Lane in Henbury, a local parade of approximately 22 retail units. Crow Lane is located off the A4018, which leads north to Cribbs Causeway and the M5 motorway. This is a mixed-use location comprising a number of retailers with residential accommodation above.

DESCRIPTION

- Fully glazed shop front with security bollards.
- Front sales area and rear stockroom.
- Kitchenette, WC and office.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) Gross Internal Areas:-

Description	sq m	sq ft
Sales Area	68.67	739
ITZA	52.06	560
Rear Ancillary	20.54	221
Total NIA	89.21	960

TENURE

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£12,000 per annum exclusive – Retail

BUSINESS RATES

The Valuation Office Agency website states that the premises are entered into the rating list as follows:-

Description:	Shop & Premises
Rateable Value	£8,800

Interested parties are advised to make their own enquiries of the local billing authority to ascertain the exact rates payable.

PLANNING

We anticipate the premises would be suitable for Class A1 (Shops) under the Town and Country Planning Use Classes Order 1987. Interested parties are advised to make their own enquiries to ensure their proposed use will be permitted.

COSTS

Each party to bear their own legal costs incurred in the transaction.

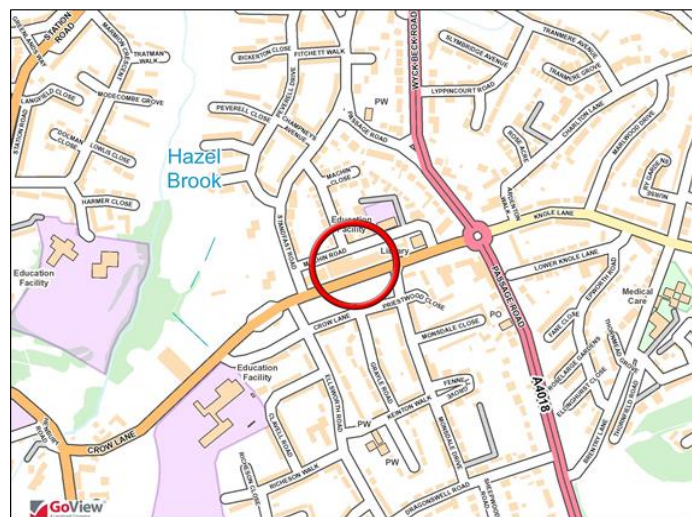
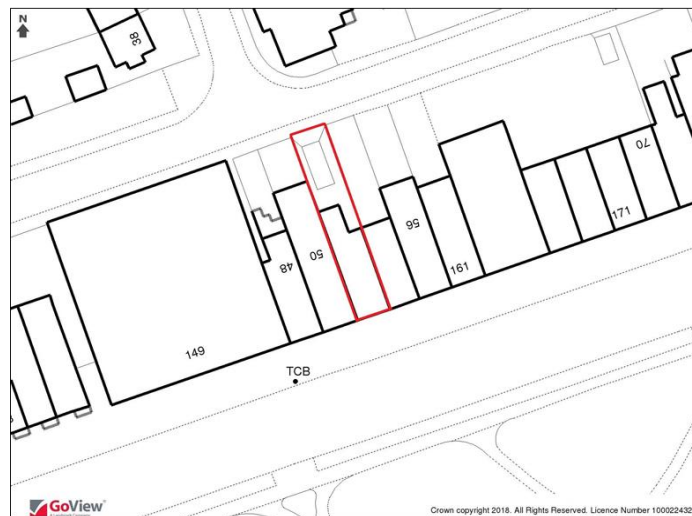
VAT

All prices are quoted exclusive of VAT whether or not chargeable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate has been commissioned and is available on request.

LOCATION PLANS



VIEWING & FURTHER INFORMATION

Though sole agents ETP Property Consultants:-

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**SUBJECT TO CONTRACT
APRIL 2018**

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