



PROPERTY CONSULTANTS

TO LET

PRIME RETAIL UNIT
134.58 SQ M (1,449 SQ FT)



42 PARK STREET
BRISTOL
BS1 5JG

0117 9731473

ETP PROPERTY CONSULTANTS & CHARTERED SURVEYORS
4 Hillside, Cotham, Bristol, BS6 JP

www.ETPproperty.co.uk

LOCATION

- The property is located on Park Street (A4018) in the affluent suburb of Clifton, approximately one mile northwest of Bristol City Centre, a short distance from Queens Road and The Triangle, a mixed use location comprising retailers, bar and restaurant and leisure operators. Situated nearby the subject property is Tesco Express, Carhartt, Saks Beauty and Samsung.

DESCRIPTION

- Prominent ground floor retail unit.
- Single shop front which is fully glazed.
- Ground floor sales with basement storage.
- Currently fitted out as a convenience store.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Ground Floor Sales	102.82	1,107
Basement Storage	9.33	101
WC	-	-
Store	22.43	241
Basement	69	743
Net Internal Area	134.58	1,449

TENURE

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

RENT

£30,000 per annum exclusive.

BUSINESS RATES

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

Description:	Shop & Premises
Rateable Value:	£32,000
Amount Payable 2018/2019:	£15,360

Interested parties are advised to make their own enquiries with the Valuation Office agency to ascertain the exact rates payable.

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. We do not believe the property is elected for VAT.

PLANNING

The property has planning consent for A1 (Retail) use under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify their proposed use will be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

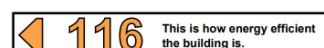
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



LOCATION PLANS



VIEWING & FURTHER INFORMATION

Through sole agents ETP Property Consultants:-

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**SUBJECT TO CONTRACT & VACANT POSSESSION
FEBRUARY 2019**