

# TO LET

## 9 Chandos Road, Redland, Bristol

Retail/Office opportunity - A1, A2, or B1 use

Hartnell  
TaylorCook



### Contact

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### LOCATION - BS6 6PG

Chandos Road is an attractive high street in the affluent Bristol suburb of Redland. It is in close proximity to Whiteladies Road and less than 1.5 miles from Bristol City Centre. Surrounding streets provide a high density of Victorian terraced houses and larger Victorian semi-detached houses.

The subject property forms part of a larger terrace of retail and office units. Nearby occupiers include the Michelin-starred restaurant **Wilks, Oтира & Chandos Social, The Chandos Clinic, Kuchi Koo Hair Studio, and Redland Bakery**, among a number of offices for a variety of sectors.

### DESCRIPTION

This mid-terrace Georgian style property is arranged as a ground floor retail/office unit. The property comprises 3 separate offices, open space for the potential an additional five desks, a kitchenette, and separate female and male W.C's.

### ACCOMMODATION

The premises comprises the following areas and dimensions:

Net Internal Area	1,008 sq ft	93.60 sq m
Gross Internal Area	1,168 sq ft	108.50 sq m

### ENERGY PERFORMANCE CERTIFICATE

The property currently has an energy performance certificate rating of F (143).

### TENURE

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

### RENT

£19,999 per annum exclusive.

### RATES

Rateable value: £8,200  
Please note that there are no business rates payable on a property with a rateable value of £12,000 or less. Information relating to business rates should be checked with the local authority.

### PLANNING

We understand the property benefits from A1, A2 and B1 usage within the current Use Class Order.

### LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

### VIEWING

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

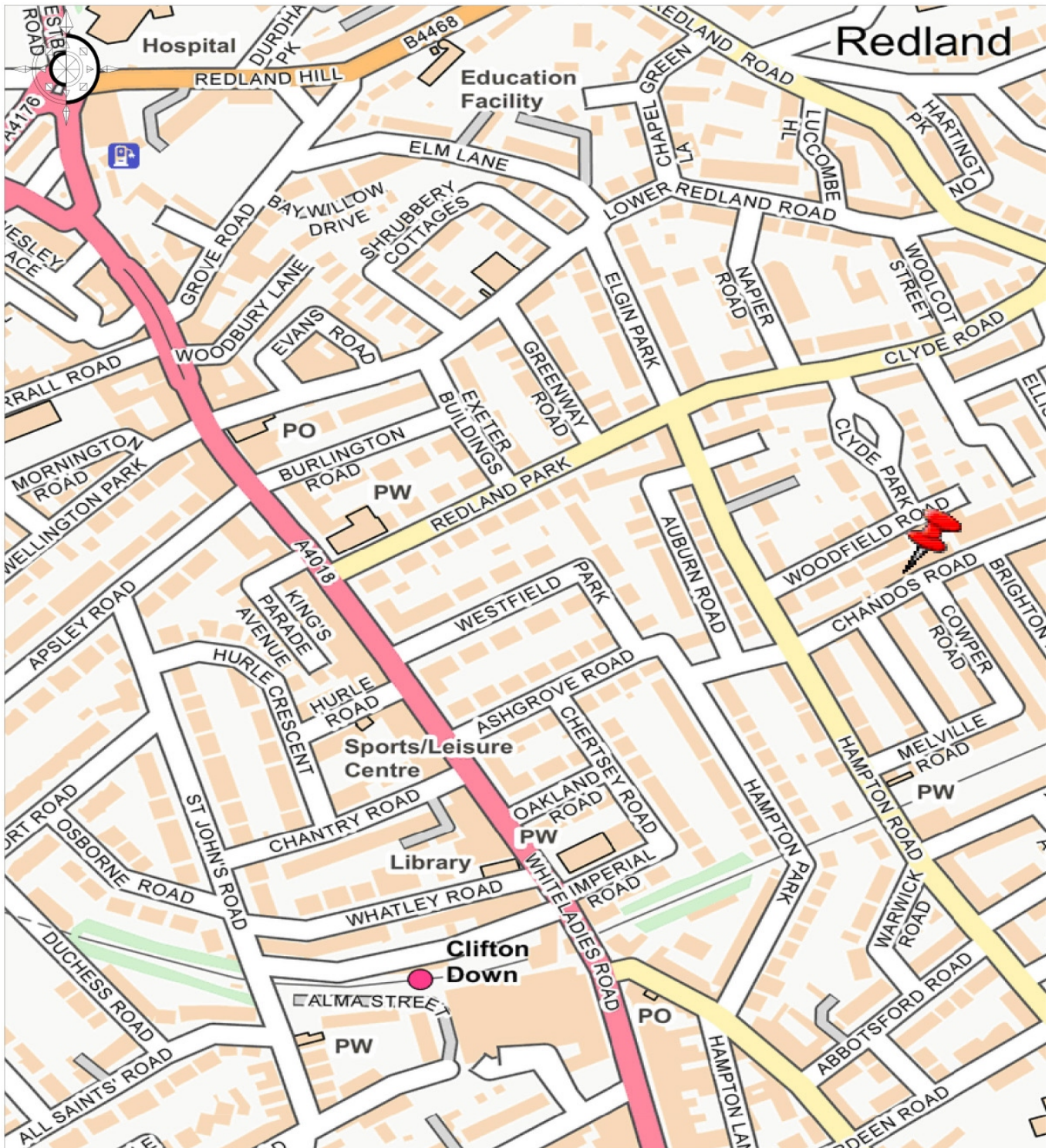
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