

TO LET

3 Carlton Court, Westbury on Trym, Bristol

Small retail unit - £12,000 per annum exclusive

**Hartnell
TaylorCook**

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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 and is 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, jewellers and **Co-Operative Food**. Other nearby occupiers include **HSBC**, **Loungers** and **Coffee #1**.

DESCRIPTION

The subject property has a traditional glazed frontage and benefits from a canopy walkway. The property is arranged over ground 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: 48.81 sq m (525 sq ft)

First floor kitchen: 8.97 sq m (96 sq ft)

TENURE

The unit is available by way of a new lease on terms to be agreed.

USE

The current use is within the A1 use class.

RENT

£12,000 per annum exclusive of VAT, rates insurance and service charge.

RATES

Rateable value: £9,237 and falls below the threshold for business rates. Please confirm actual rates payable with the local authority.

EPC

To be confirmed.

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

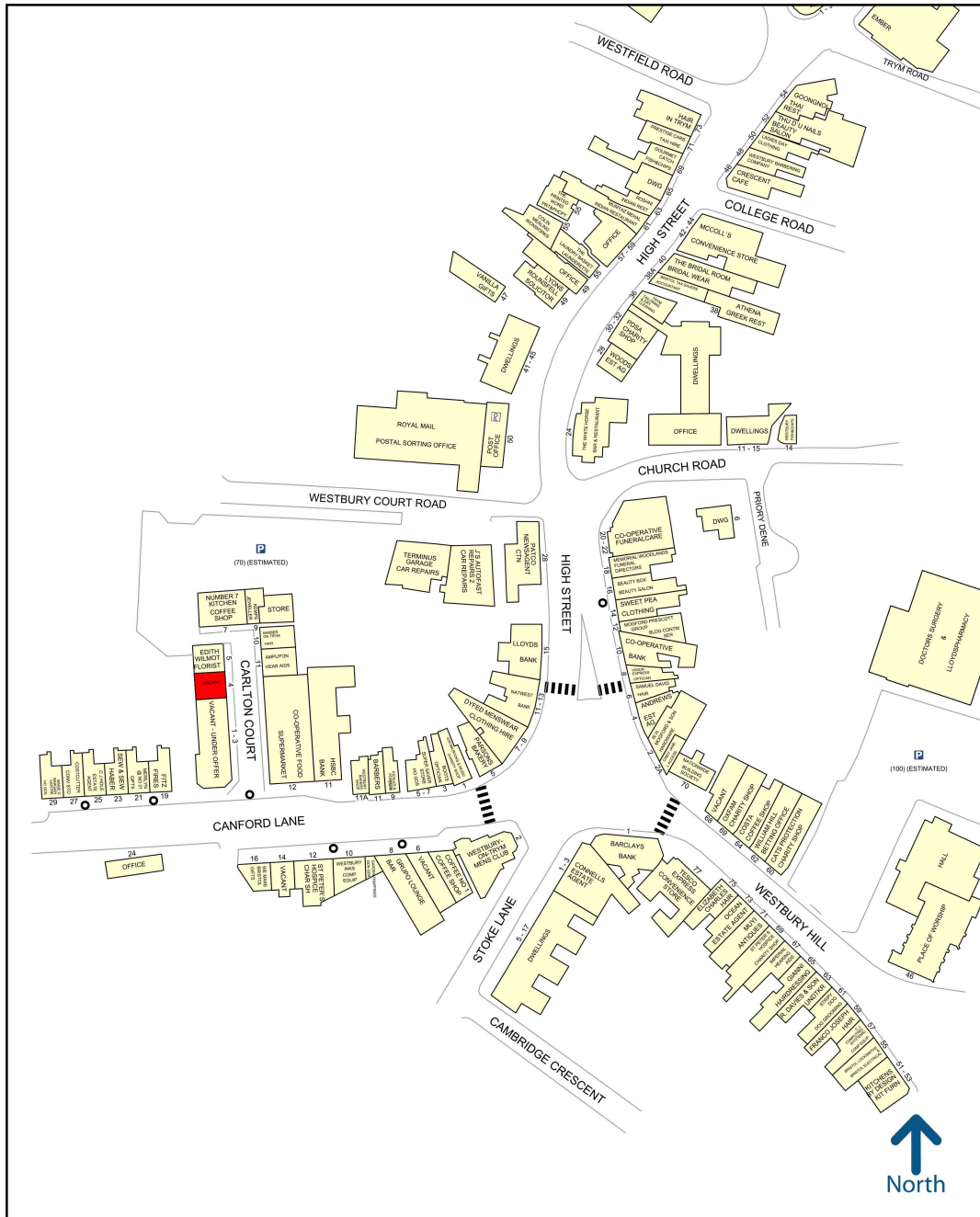
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Bristol - Westbury-on-Trym



50 metres

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