

# TO LET

## Bristol - 149A Crow Lane, Henbury

New retail unit to let

Hartnell   
Taylor Cook  
LLP

## Retail

ON THE INSTRUCTIONS OF:



0117 923 9234



### Location - BS10 7DR

Henbury is a densely populated residential suburb located in north east Bristol. It benefits from a close proximity to Cribbs Causeway (circa 1.5 miles) and ease of access to junction 17 of the M5.

The subject property is positioned within the principal retail parade on Crow Lane and serves the surrounding residential catchment. The shopping parade hosts a collection of national and local traders to include **Greggs, Iceland, St Peter's Hospice** and the adjacent **The Co-op Food**.

### Accommodation

The property forms part of what is currently the Co-op Food following plans to reconfigure. The space will comprise a ground floor retail unit with rear access and provide the following approximate areas and dimensions.

<b>Gross frontage</b>	<b>12.6 m</b>	<b>41'4"</b>
<b>Net frontage</b>	<b>11.6 m</b>	<b>38'0"</b>
<b>Ground floor sales</b>	<b>271.6 sq m</b>	<b>2,923 sq ft</b>
<b>Ground floor ancillary</b>	<b>78.2 sq m</b>	<b>842 sq ft</b>

The accommodation is available as a whole or as two separate retail units.

### EPC

To be assessed.

### Tenure

The property is held on a lease expiring 1 January 2053 and is available by way of sub-lease for a term to be agreed.

### Rent

£30,000 per annum, exclusive.

Alternatively, a lease of part will be considered at a rent of £10 per sq ft.

### Rates

To be assessed.

### Legal Costs

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

### Viewing

For further information or to arrange an inspection, please contact:

### Richard Saunders

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# SUBJECT TO CONTRACT

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