

LEASE FOR SALE

Bristol - 62-64 High Street, Shirehampton

On the instructions of The Co-operative Estates

SURPLUS TO OPERATIONAL REQUIREMENTS INCENTIVES AVAILABLE

Hartnell
TaylorCook
LLP

Retail

ON THE INSTRUCTIONS OF:



0117 923 9234



Location - BS11 0DJ

Shirehampton is situated approximately 3 miles to the west of Bristol City Centre. The subject premises are located in a prominent position adjacent to a number of national retailers including **Co-op**, **Boots**, **Lloyds TSB**, **Original Factory Shop** and opposite a busy **Texaco Petrol Station** with an integrated **Somerfield Convenience Store**.

Description

The property comprises a ground floor retail unit and is of blockwork construction, with a flat roof built circa 1970. The unit can be split to provide two separate units of 2,135 sq ft (subject to landlord's consent and any necessary planning consent).

Accommodation

The property comprises the following approximate areas and dimensions:-

Internal Width (max)	15.73 m	51 ft 6 ins
Shop Depth (max)	28.12 m	92 ft 3 ins
Ground Floor Sales	396.85 sq m	4,270 sq ft

Energy Performance Certificate

Rating D (87) - A copy of the certificate is available upon application.

Tenure

The property is held under a full repairing and insuring lease by way of a service charge, for a term of 25 years from 24 December 1995 expiring 24 December 2020. Incentives are available subject to covenant.

Rent

£38,000 per annum exclusive.

Rates

Rateable Value: £37,500.00

UBR 49.70p

Rates Payable: £18,637.50

Interested parties are advised to verify the actual rates payable with Bristol City Council.

Planning

The unit has the benefit of Class A1 planning permission.

Legal Costs

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

Viewing

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

Richard Saunders

Direct Dial: 0117 946 4521

Mobile: 07825 382835

Email: richard.saunders@htc.uk.com

or

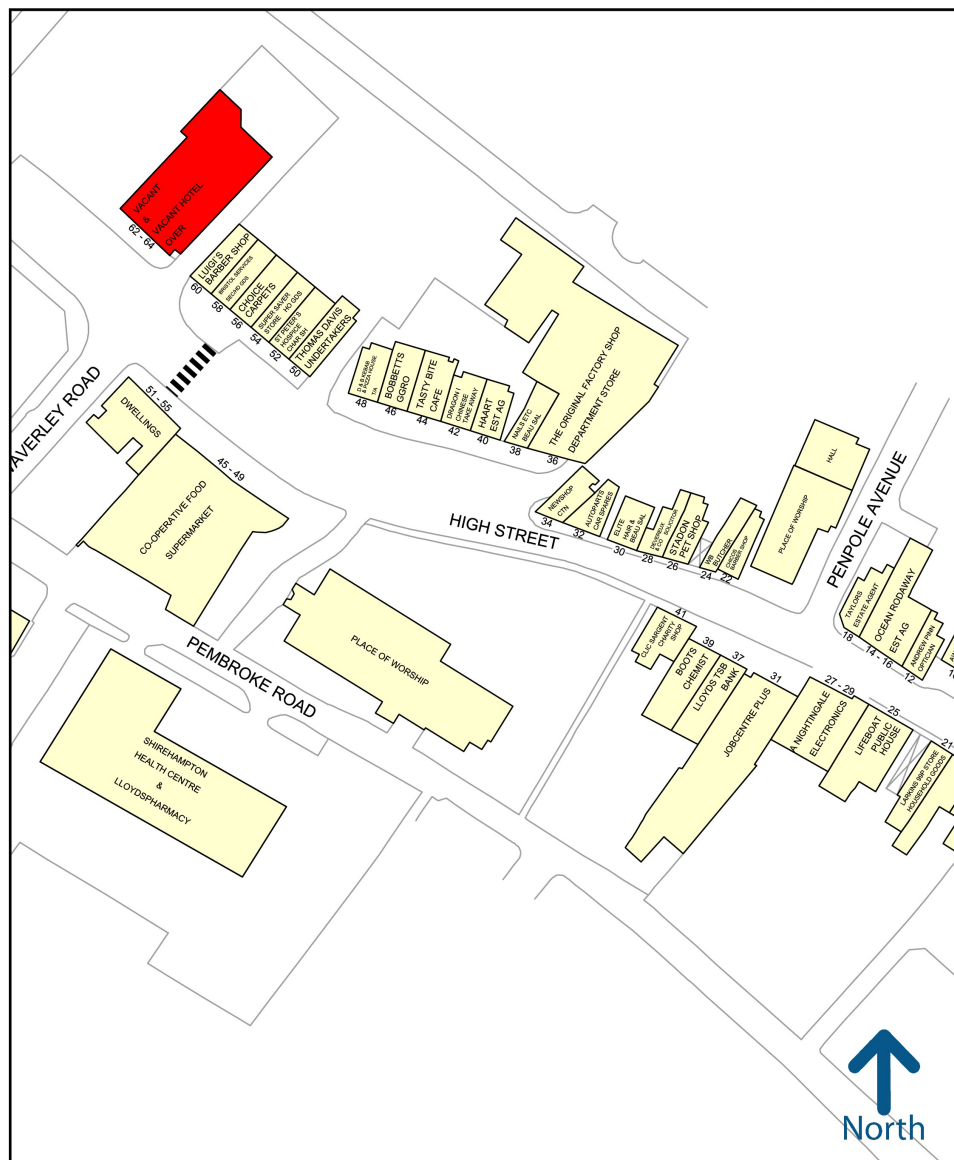
Gruffudd Hobday

Direct Dial: 0117 946 4569

Mobile: 07493 869973



62 High Street, Shirehampton



50 metres

Experian Goad Plan Created: 27/10/2014
Created By: Hartnell Taylor Cook LLP

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www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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SUBJECT TO CONTRACT

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