

TO LET

20-22 Bedminster Road, Bristol

Large unit immediately available

**Hartnell
TaylorCook**



Contact

Richard Saunders

Direct Dial:

0117 946 4521

Mobile:

07825 382835

Email:

richard.saunders@htc.uk.com

Gruffudd Hobday

Direct Dial:

0117 946 4569

Mobile:

07493 869973

Email:

gruffudd.hobday@htc.uk.com

LOCATION - BS3 5PD

The property is situated on Bedminster Road in Bedminster, a district of Bristol to the south side of the city. Bedminster's two main shopping streets are East Street and North Street, approximately 1 mile to the north of Bedminster Road.

DESCRIPTION

The subject property is arranged on ground floor only, with rear yard and servicing. The property forms part of a small terrace of retail units and benefits from unallocated parking spaces to the front. The unit has only recently been fitted with new air conditioning, fire/intruder alarms, a kitchenette and 2x W.C.'s.

ACCOMMODATION

The demise provides the following approximate areas:

Gross internal area 219.05 sq m 2,538 sq ft

Ground floor sales area 198.21 sq m 2,134 sq ft

TENURE

Offers are invited for an assignment of an effective full repairing and insuring lease which expires on the 25th of September 2030.

USE

The current use is within the D1 use class. However, the lease allows for D1, Sui generis or any non-food A1 retail use (subject to a change of use.)

RENT

The passing rent is £33,000 pax, which increases to £36,300 pax in September 2020.

RATES

To be confirmed.

EPC

The property has an EPC rating of B (47), expiring on the 5th of May 2025.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with the transaction.

VIEWINGS

For further information or to arrange an inspection, please contact the above.

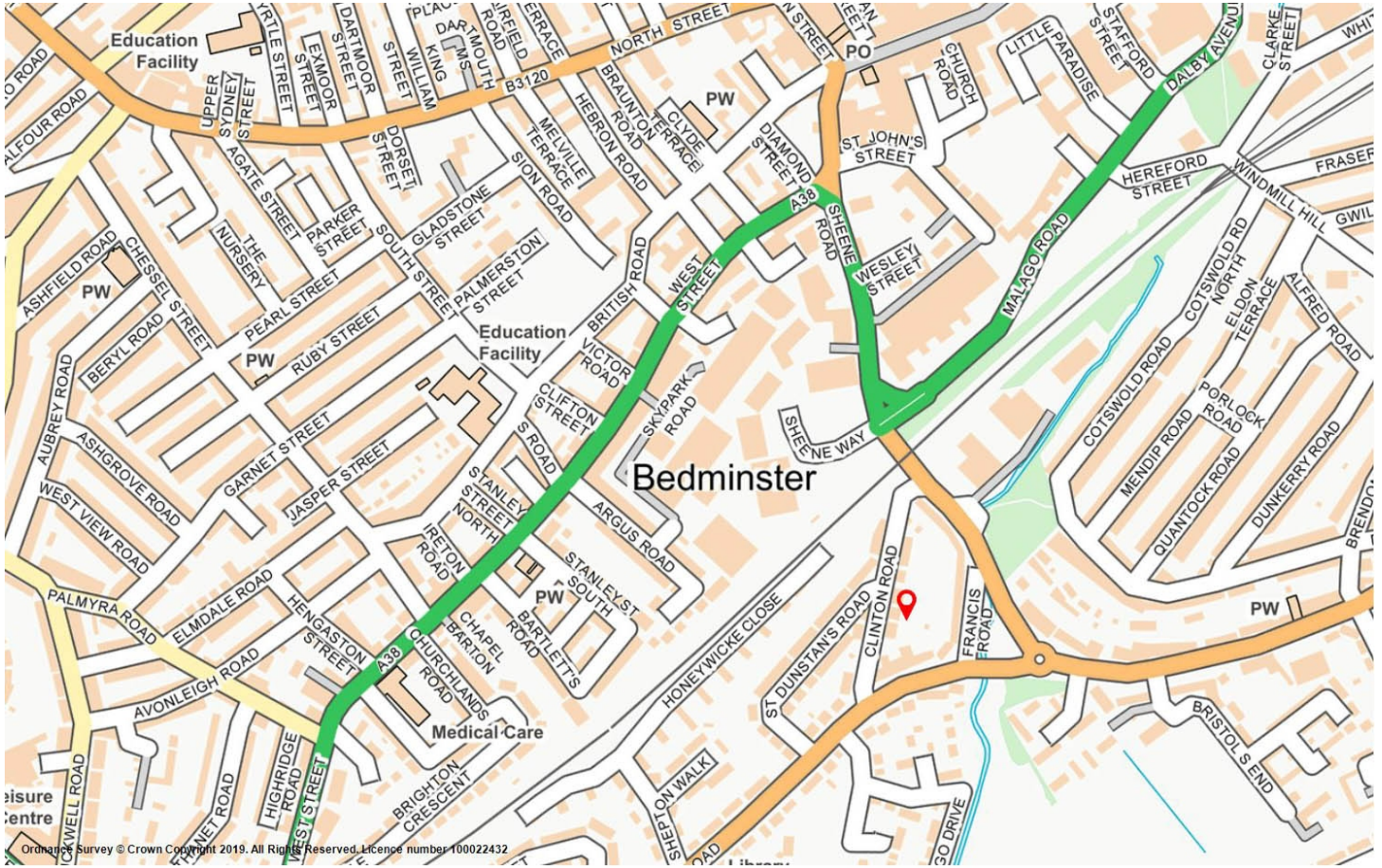
Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234

htc.uk.com

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SUBJECT TO CONTRACT
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