BRISTOL

48-58 East Street, Bedminster





Key Highlights

- Bedminster is a densely populated suburb of Bristol located just 1 mile south of the City Centre.
- Retailing in Bedminster is focused on the pedestrianised East Street and the property occupies a 100% position.
- Other retailers in the immediate vicinity include Superdrug, Poundland, Shoezone, BHF, Icleand, Boots and Greggs.
- Nearby large stores are occupied by Wilkinsons and Asda.
- The unit comprises a large, well proportioned retail unit with rear servicing facilities off Catherine Mead Street
- Redevelopment potential.

SAVILLS BRISTOL

Embassy House, Queens Avenue Bristol, BS8 1SB



Accommodation The premises offer the following approximate net internal floor areas: **Ground Floor** 995.9 sq m 10,720 sq ft COMBARD STREET Sales: **Ground Floor** 266.2 sq m 2,866 sq ft Ancillary: Basement: 50.7 sq m 546 sq ft Rent On application **Tenure** Available by way of a new full repairing and insuring lease, on terms to be agreed. Consideration will be given to serious offers for the Freehold interest with Vacant Possession. **Rates** £81,000 Rateable Value: 51.2 UBR: (Interested parties are advised to make enquiries with the Local Authority.) **Legal Costs** Each party to be responsible for their LEICESTERSTREET own legal and professional costs incurred in this transaction. FARMFOOD! **EPC Rating** D (95)

Contact

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Further Information & Viewing Upon request and by appointment

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