



PROPERTY CONSULTANTS

TO LET

RETAIL/OFFICE PREMISES

GROUND FLOOR: 49.1 SQ M (529 SQ FT)

FIRST FLOOR: 22.2 SQ M (239 SQ FT)



226 KINGSWAY
ST GEORGE
BRISTOL BS5 8NF

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E T PARKER PROPERTY CONSULTANTS & CHARTERED SURVEYORS
Combe House, 33 Oakfield Road, Clifton, Bristol, BS8 2AT

Telephone: 0117 973 1474 Fax: 0117 973 3172 Web: www.ETPproperty.co.uk

A list of Partners is available at the above address

LOCATION

- Located in the suburb of St George on the Kingsway, a pedestrianised shopping precinct.
- Approximately 3 miles to the east of Bristol City Centre.
- The A420 provides easy access to Bristol City Centre and Bath to the west.
- The M32/M4/M5 motorway interchange is approximately 3 miles to the north and accessed via the A4017 Avon Ring Road.

DESCRIPTION

- End of terrace two storey building
- Brick under a flat roof
- Pedestrian entrance door to the front and rear
- Communal car park to the rear for use by all the retail units
- Connected to mains water, drainage and electricity

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following approximate areas:-

Description	sq m	sq ft
Ground Floor	49.11	529
First Floor	22.17	239
Total Net Internal Area	71.28	767

TENURE

Available by way of assignment or sub-letting of a nine year lease held by DSA which commenced on 28 November 2003 and expires on 27 November 2012. The headlease is on effectively full repairing and insuring terms.

RENT

£10,000 per annum exclusive

RATES

From enquiries undertaken with the local taxation department, we are advised that the unit is currently assessed for business rates as:-

Description: Shop & Premises
Rateable Value: £9,300.00

PLANNING

From our enquiries undertaken with the Local Planning Authority, we have been unable to ascertain the current planning consent for the property.

We believe the premises will have planning consent A1 (retail) and A2 (financial & professional services) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries in this respect.

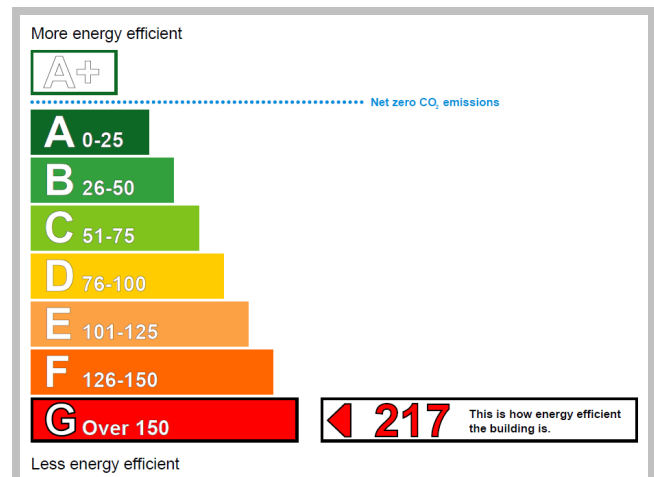
COSTS

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

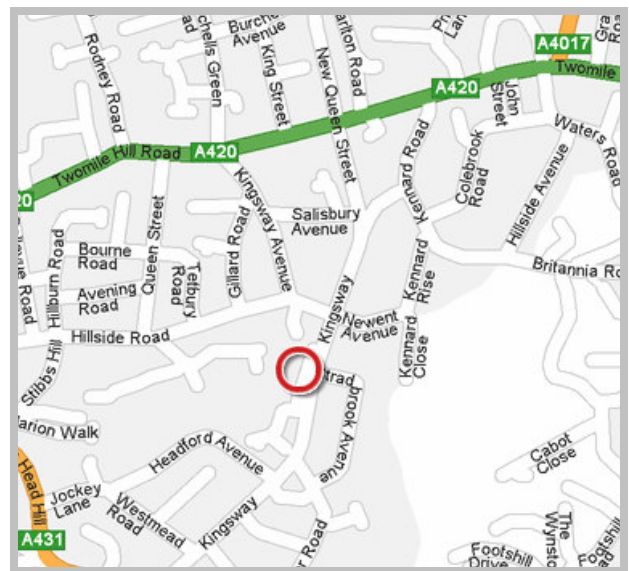
VAT

All prices are quoted exclusive of VAT whether or not chargeable.

ENERGY PERFORMANCE RATING (EPC)



LOCATION PLAN



VIEWING & FURTHER INFORMATION

Strictly through joint agents:-

ETP Property Consultants

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DTZ

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SUBJECT TO CONTRACT