

TO LET

RETAIL UNIT

24.29 SQ M (261 FT)

140 ST MICHAEL'S HILL, KINGSDOWN, BRISTOL, BS2 8DA



- Ground floor lock-up shop
- Recently refurbished with suspended ceilings incorporating lighting, painted plaster walls and a single glazed aluminium shop front
- Arranged to provide a sales area and kitchenette. There is a WC on the first floor for the private use of the retail unit

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LOCATION

Situated along a busy high street, forming part of the main retailing parade on St Michael's Hill, within close proximity to a number of independent and national retailers including The Co-operative, St Peter's Hospice and Parsons Bakery as well as several cafés and public houses.

140 St Michael's Hill is situated within an area popular with students due to its close proximity to Bristol University and Bristol City Centre and therefore experiences high levels of footfall.

DESCRIPTION

- Ground floor lock-up shop.
- Recently refurbished with suspended ceilings incorporating lighting, painted plaster walls and a single glazed aluminium shop front.
- Arranged to provide a sales area and kitchenette. There is a WC on the first floor for the private use of the retail unit.
- Connected to all mains services, however, these have not been tested.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:-

Floor	Sq m	Sq ft
Ground Floor		
Sales Area and Kitchenette	-	-
WC	-	-
Total	24.49	261



TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£9,000 per annum exclusive.

BUSINESS RATES

The rating list entry with effect from April 2017 is:-

Description:	Shop and Premises
Rateable Value 2020/2021:	£6,100

Interested parties are advised to make further enquiries with the Valuation Office Agency to ascertain the likely business rates payable.

PLANNING

We are advised that the property has planning consent for A1 (Retail) under the Town & Country Planning (Use Classes) Order 1987, as amended. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

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.

EPC

Energy Performance Certificate rating: D (80).

CONTACT

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