

TO LET

RETAIL UNIT

40.24 SQ M (433 FT)

UNIT 21 EAST STREET, BEDMINSTER, BRISTOL, BS3 4JY



- Large retail frontage facing East Street
- High levels of footfall
- Connected to water and electricity

TO LET

LOCATION

The property is located in Bedminster, approximately one mile from Bristol city centre. The property itself is set back under the Asda supermarket canopy to the south eastern side of the store.

DESCRIPTION

- Large retail frontage facing East Street.
- High levels of footfall.
- Connected to water and electricity.

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		
Retail unit	40.24	433
Total	40.24	433



TENURE

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

RENT

£5,000 per annum exclusive.

BUSINESS RATES

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 (82).

CONTACT

Name: Edward Le Masurier MRICS
Email: Ed@ETPproperty.co.uk
Phone: 07800 635734

Name: George Beddis
Email: George@ETPproperty.co.uk
Phone: 07875 358456

These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through ETP Property Consultants (E T Parker). ETP Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of ETP Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.