

## TO LET - SHORT TERM ONLY

RETAIL UNIT

117.07 SQ M (1,261 FT)

11 WEST STREET, OLD MARKET, BRISTOL, BS2 0DF



- Self-contained retail unit with allocated parking in the adjacent yard
- Flexible open plan configuration
- Large glazed retail display area

# TO LET

## LOCATION

The property is located in a central position close to major transport links with frontage to A420 (West Street). This is a mixed-use area with significant inward investment anticipated in the coming years.

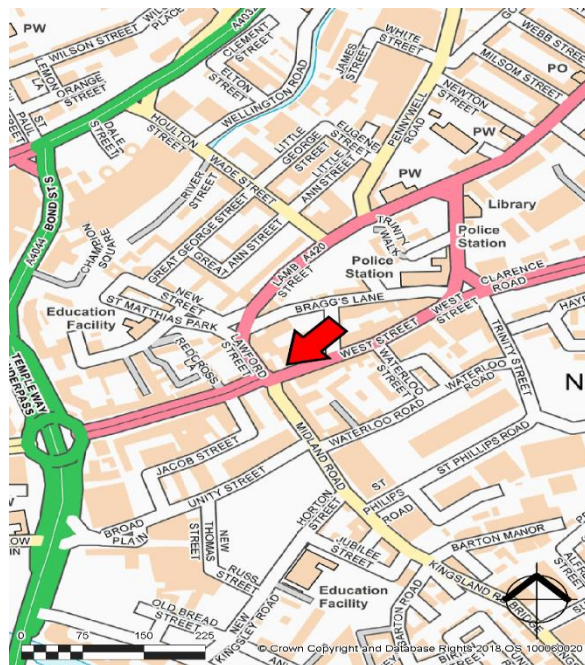
## DESCRIPTION

- Self-contained retail unit with allocated parking in the adjacent yard.
- Flexible open plan configuration.
- Large glazed retail display area.
- Connected to all mains services.

## 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	94.37	1,016
Office	17.24	186
Store	5.46	59
WC	-	-
<b>Total</b>	<b>117.07</b>	<b>1,261</b>



## TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed. Due to planned redevelopment of the site, a short term letting is available (maximum six months).

## RENT

Rent upon application.

## BUSINESS RATES

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

Description:	Shop and Premises
Rateable Value 2020/2021:	£11,500

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: C (60).

## CONTACT

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