

TO LET

RETAIL UNIT

59.57 SQ M (641 SQ FT)

94 QUEENS ROAD, BISHOPSWORTH, BRISTOL, BS13 8PQ



- Ground floor retail unit with wide frontage
- Air conditioned
- Parking to the rear of the property
- Delivery access to the rear

TO LET

LOCATION

This property is situated on an established high street in Bishopsworth, an inner-city suburb of Bristol in close proximity to the city centre. The property fronts Queen's Road which leads into the Bristol Ring Road.

DESCRIPTION

The unit comprises a vacant ground floor retail unit of shell specification. The unit benefits from pre-installed air conditioning and is connected to all mains services. There is on street parking available to the front of the property and off-street parking to the rear which can be used for deliveries too.

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	48.68	524
Storage Area (1)	4.42	48
Storage Area (2)	2.21	24
Storage Area (3)	1.65	18
Storage Area (4)	2.61	28
WC	-	-
Net Internal Area	59.57	641



TENURE

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

RENT

£14,000 per annum exclusive or nearest offer. The maisonette is also available by way of separate negotiation.

BUSINESS RATES

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

Description:	Shop & Premises
Rateable Value:	£6,900.00
Amount Payable 2020/2021:	£3,387.90

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

PLANNING

The property has planning consent for A1 (Retail) under the Town & Country Planning (Use Classes) Order 1987. 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

An EPC has been commissioned and a copy can be obtained from the agents on request.

CONTACT

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