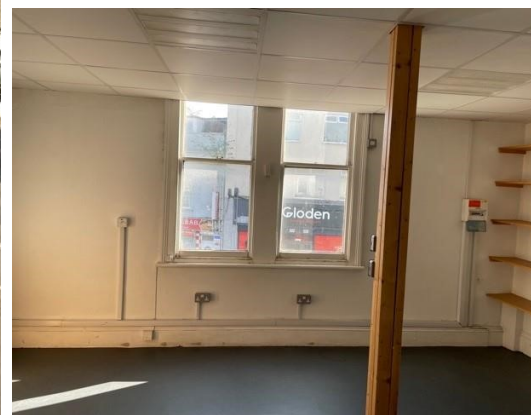


TO LET

RETAIL / OFFICE UNIT

49.70 SQ M (535.00 SQ FT)

17 Cannon Street, Bristol BS3 1BH



- Self contained retail / office unit.
- Area undergoing gentrification.
- Prominent position.

TO LET

LOCATION

The property is situated in a prominent position in a retail parade on the junction between North Street and Cannon Street, Bedminster, Bristol. Nearby occupiers include cafes, bars, restaurants, beauty salons and convenience stores. Bristol City Centre is a 10 minute walk from the property.

Bristol is a very popular city with excellent transport links by road, rail and air. The property benefits from easy access to M32, M4 and M5 motorway network which connect to the wider UK.

DESCRIPTION

A self contained ground floor lock up shop in a prominent position at the junction of North Street and Cannon Street. The surrounding area is predominantly in retail and residential use with a wide range of amenities, cafes and restaurants proving popular to local residents. Car parking is available at Diamond Street Car Park, located within 150 metres.

Internally the property is arranged as a ground floor retail unit with ancillary storage / prep area to the rear and first floor storage space. A single WC is also provided on the ground floor.

All mains services are available, although they have not been tested.

ACCOMMODATION

The property has been measured in accordance with the RICS property measurement statement (2nd Ed.) and (where appropriate) the RICS Code of Measuring Practice (6th Ed.) to comprise the following approximate areas:

	Sq m	Sq ft
Ground Floor	25.73	277.00
First Floor	23.97	258.00
Total	49.70	535.00



TENURE

Available by way of a new fully repairing and insuring lease on terms to be agreed.

RENT

On application

BUSINESS RATES

The current rateable value is £4,350.00 (2021 / 22).

SERVICE CHARGE

N/A

PLANNING

The property has planning consent within Use Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. This includes, but is not limited to, shops, offices, cafés / restaurants, clinics, health centres and gyms. 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 cost incurred in the transaction.

VAT

VAT is not applicable.

EPC

The property has an EPC rating of E

CONTACT

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