

TO LET

MODERN RETAIL UNIT TO LET

130.16 SQ M (1,401.00 SQ FT)

782A Fishponds Road, Bristol BS16 3TT



Bus
Transport links



Kitchen
Kitchenette



Parking
One allocated parking space



Availability
Flexible lease terms



Frontage
Prominent pitch



Rent
Only £20,000 per annum

TO LET

LOCATION

The property is located fronting Fishponds High Street, a busy thoroughfare and suburb in East Bristol. Bristol City Centre is approximately 3 miles west via the A432. Road access is generally excellent, Junction 2 of the M32 being 2 miles distant and the Bristol Ring Road (A4174) 3 miles to the east.

Sainsburys, Superdrug, Greggs & Natwest are all within 50m of the pitch. Free public car parking is also available nearby.

DESCRIPTION

The property comprises a modern mid terraced retail unit with prominent frontage to Fishponds High Street. Internally the retail space is arranged in a regular shape, over a single floor with double loading doors, WC and kitchenette to the rear. A steel staircase leads from the rear to first floor mezzanine storage arranged as two rooms.

A shared vehicular accessway off Fishponds Road leads around to the rear of the building where there is a shared loading area and one dedicated parking space.

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
Retail Unit	89.19	960.00
Rear Store/Kitchen	13.94	150.00
Mezzanine Storage	27.03	291.00
Total	130.16	1,401.00



TENURE

The property is available to let on the basis of a new lease, terms to be agreed. A landlord's development break option will be required. Further details are available from the agents upon request.

RENT

£20,000 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.

The RV is £15,500 according to the Valuation Office Agency.

SERVICE CHARGE

TBC

PLANNING

The property has planning consent for E use under 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

All prices are quoted exclusive of VAT whether or not chargeable.

EPC

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

CONTACT

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