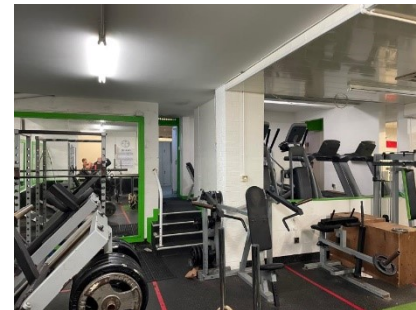
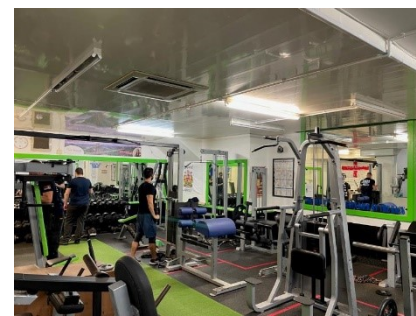


## TO LET / MAY SELL

RETAIL / LEISURE UNIT

293.95 SQ M (3,164.00 SQ FT)

101-106 Wells Road, Bristol BS4 2BS



**Area**  
3,164 sq ft



**Availability**  
To let / may sell



**Location**  
Approx. 1 mile south  
Bristol city centre



**Train**  
10 minute walk from  
Bristol Temple Meads



**Price**  
On Application



**Rent**  
£30,000 per annum  
exclusive

# TO LET / MAY SELL

## LOCATION

The property is located in the popular suburb of Totterdown, a rapidly evolving area, less than 1 mile south of Bristol City centre. Bristol Temple Meads is a 10 minute walk and the city centre approximately 15 minutes. The property occupies a prominent corner position on the junction of Wells Road and St John's Lane.

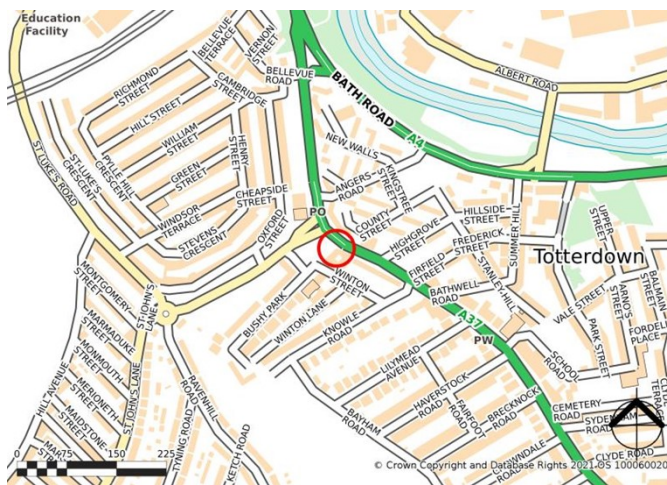
## DESCRIPTION

The property comprises the ground floor and part basement of a prominent period building. Principal access is off Bushy Park to a common lobby area shared with the flats above. The property is currently used as a gym, the majority open plan, with several dedicated training areas, off which there are separate male / female locker rooms. There is also a separate reception / office and basement storage. Free parking is available within the immediate environs.

## 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
Gym	293.95	3,164.00
<b>Total</b>	<b>293.95</b>	<b>3,164.00</b>



## TENURE

The property is available on a new effective full repairing lease, terms to be agreed.

## RENT

£30,000 per annum exclusive

## PRICE

A disposal of the long leasehold interest may be considered. Price upon application.

## BUSINESS RATES

Description: Gymnasium

Rateable Value: £16,250

Interested parties are advised to make further enquiries with the valuation office agency to ascertain the likely business rates payable.

## SERVICE CHARGE

The occupier will be responsible for 15% of the total service charge costs. Further details are available upon request from the agents.

## PLANNING

The property falls within Use Class E (Commercial, Business & Service) of the Town & Country Planning (Use Classes) Order 1987 (as amended). The property is considered suitable for a range of uses, subject to planning.

## 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

The property has an EPC rating of B

## CONTACT

Nathan Clark  
Nathan@etpproperty.co.uk  
07983 460230

Cameron Brown  
Cameron@etpproperty.co.uk  
07483 164847

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