

HOOTONS

**107 EAST STREET
BEDMINSTER
BRISTOL
BS3 4EX**

TO LET

LOCK UP SHOP

66.89 sq m (720 sq ft)



The premises occupy a prominent corner position on East Street which is the principal retail area of Bedminster, approximately one and a half miles from Bristol city centre. Nearby occupiers include Peacocks, Boots, Argos, Coral and Thompson Travel.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

The premises comprise a ground floor lock up shop with a return frontage and form part of a three storey traditional brick building. The property benefits from a WC, a kitchenette and a small store.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Sales area	59.56 sq m (641sq ft)
Rear store	7.33 sq m (79 sq ft)
Total	66.89 sq m (720 sq ft)

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£9,950 per annum exclusive.

RATES

Rateable Value: £8,600

Rates Payable (2018/19) 48p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VAT

VAT is not chargeable

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: Francine Tovey or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

◀ 81 This is how energy efficient the building is.

NOTICE

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.