

# HOOTONS

***11 CANFORD LANE  
WESTBURY-ON-TYRM  
BRISTOL  
BS9 3DB***

***TO LET***

***LOCK-UP SHOP***

***56.84 sq m (612 sq ft)***



The premises are situated on Cranford Lane in Westbury-on-Tyrm an affluent suburb located approx. 2.5 miles north of Bristol City Centre. Local retailers include Co-operative HSBC, Boots opticians, Coffee #1 and the Grupo Lounge.

**[www.hootons.co.uk](http://www.hootons.co.uk)**

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

---

## *DESCRIPTION*

---

The property comprises a lock up shop with rear storage, kitchenette and W.C. facilities. The shop has an aluminium shop front and features an external security shutter.

---

## *ACCOMMODATION*

---

The approximate net internal floor areas are as follows:-

Ground Floor	41.94 sq m	(451 sq ft)
Rear storage	14.90 sq m	(160 sq ft)
<b>Total</b>	<b>56.84 sq m</b>	<b>(612 sq ft)</b>

---

## *TERMS*

---

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to regular three yearly rent reviews.

---

## *RENT*

---

£13,500 per annum.

---

## *RATES*

---

Rateable Value: £9,400

Rates Payable (2017/18) 46.6p in the £

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

---

## *LEGAL COSTS*

---

The ingoing tenant will be responsible for our client's reasonable 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*

---



## *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.