

16 CHANDOS ROAD
REDLAND

BRISTOL
BS6 6PE



TO LET
RETAIL SHOP

516 sq ft
47.97 sq m

HOOTONS

0117 933 9915

The Coach House,
1 Hurle Rd, Clifton,
Bristol BS8 2SY

LOCATION

The property is situated on the popular Chandos Road surrounded by a mix of local retailers and a variety of restaurants within Redland, a residential suburb under 1.5 miles from Bristol City Centre and within walking distance to the busy Whiteladies Road and St. Michaels Hill. There is relatively easy access to the M32 with links onto the M4 and M5 Interchange.

DESCRIPTION

The property is accessed from a door at the side and currently spilt into three rooms, with a disabled WC and kitchen. Previous uses have included a dental surgery and tattoo studio. There is basement storage but it is not full height.

ACCOMMODATION

The approximate net internal floor area is as follows:

Sales Area	34.19 sq m (368 sq ft)
Storage/office	13.78 sq m (148 sq ft)
Total	47.97 sq m (516 sq ft)

TERMS

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

VAT

All figures quoted are exclusive of VAT which is chargeable..

RENT

£12,500 per annum exclusive

BUSINESS RATES

Rateable Value: £12,500

Rates Payable (2020/21) 49.9p in the £

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

The ingoing tenant will be responsible for our client's reasonable legal costs in connection with this transaction.

PLANNING

The property currently has consent as a tattoo parlour which is a sui generis use. We also have consent for a change of use to A1 A2 or A3. All enquiries are to be made to Bristol City Planning department (0117 9223097).

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ENERGY PERFORMANCE CERTIFICATE



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