

HOOTONS

***16 CHANDOS ROAD
REDLAND
BRISTOL
BS6 6PE***

TO LET

47.97 sq m (516 sq ft)



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.

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 property is accessed from a door at the side and currently split 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 areas are 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)

PLANNING

The property currently has consent as a tattoo parlour which is a sui generis use. Alternative uses are likely to be considered. All enquiries are to be made to Bristol City Planning department (0117 9223097).

TERMS

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

RENT

£12,500 per annum exclusive.

RATES

Rateable Value: £12,500

Rates Payable (2018/19) 48p 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

All figures quoted are exclusive of VAT which is chargeable.

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

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

Contact: Francine Tovey or Ben Newton

Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE



NOTICE

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