

HOOTONS

***186 WELLS ROAD
KNOWLE
BRISTOL
BS4 2AL***

TO LET

LOCK UP SHOP



The premises occupy a prominent road side position on Wells Road which runs south out of Bristol's City Centre. The property is situated approximately 1 km from Bristol Temple Meads train station which offers a direct train service to London and other major cities in the country. The A4 Bath Road lies a short distance to the North.

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 form part of a substantial period building of stone construction beneath two pitched tiled roofs. The property comprises a double fronted lock up shop having the benefit of private forecourt parking for approximately 4 cars.

ACCOMMODATION

The approximate net internal area is as follows:

Sales area	124.30 sq m	(1,338 sq ft)
Storage/kitchen	5.34 sq m	(57 sq ft)
Total	129.64 sq m	(1,395 sq ft)

TERMS

The premises are available to rent on a new full repairing and insuring lease for a term of years to be agreed subject to three yearly rent reviews.

RENT

£16,950 per annum

RATES

Rateable Value: £17,500

Rates Payable (2018/19) 48.0p in the £

LEGAL COSTS

An ingoing tenant would be responsible for payment of both parties' legal costs in connection with the granting of a new lease.

PLANNING

The property has latterly been used as an A3/D2 café. The premises would also be suitable for a range of other uses. Further enquiries can be made at the Bristol City Planning Department (Tel: 0117 922 3097).

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.