

HOOTONS

**194 CHELTENHAM ROAD
MONTPELLIER
BRISTOL
BS6 5RB**

LOCK UP SHOP TO LET

51.84 sq m (558 sq ft)



The Shop fronts onto Cheltenham Road which is part of the A38 (Gloucester Road) leading from the City Centre up to North Bristol. It is situated in a rank of local retailers and is close to the Arches.

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 accommodation comprises a ground floor lock up retail unit with a rear office and W.C. There is currently a partitioned kitchen in the sales area but this can be removed. There is gas central heating with a new boiler.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground floor Sales	40.79 sq m	(439 sq ft)
Office	11.05 sq m	(119 sq ft)
Total	51.84 sq m	(558 sq ft)

TERMS

The property is available by way of an assignment of the existing full repairing and insuring lease. The lease has approximately 3 years left and benefits from an internal schedule of condition. Alternatively, a longer term lease would be considered by the landlord.

RENT

£12,000 per annum exclusive

RATES

Rateable Value: £10,500

Rates Payable (2019/20) 49.1p in the £

VAT

VAT is not chargeable on this property.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

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

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

ENERGY PERFORMANCE CERTIFICATE



NOTICE

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