

# HOOTONS

**20 BOND STREET  
BRISTOL  
BS13LU**

**TO LET**

***Rent Reduced***

**LOCK-UP  
SHOP REFURBISHED**

**84.17 sq m (905 sq ft)**



Bond Street is located to the rear of Cabot Circus and Broadmead, the retail center of Bristol. Bond Street is one of the main arterial routes from the City Centre to the M32 motorway and the premises benefits from excellent prominence to Bond Street. The premises also benefits from a number of bus stops providing excellent public transport and pedestrian flow. The property is surrounded by a mix of national and local retailers including Debenhams, Primark, Ann Summers and Blacks.

**[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)**

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### *DESCRIPTION*

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The property comprises a newly refurbished ground floor retail unit with fully glazed frontage overlooking Bond Street. Set out as an open sales area to the front and an office to the rear. The premises benefits from a basement and a secure ground floor car parking space.

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### *ACCOMODATION*

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The approximate net internal floor areas are as follows:-

Sales Area	39.71 sq m	(427 sq ft)
Rear Office	110.76 sq m	(127 sq ft)
Basement storage	6.27 sq m	(67 sq ft)
Loading Bay	26.43 sq m	(284 sq ft)
<b>Total</b>	<b>84.17 sq m</b>	<b>(905 sq ft)</b>

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### *PLANNING*

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The property has latterly been used as an A1 retail unit, however further enquiries can be made at the Bristol City Planning Department (Tel: 0117 922 3097).

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### *TERMS*

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

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### *RENT*

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From £11,000 per annum exclusive.

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### *RATES*

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Rateable Value: £13,750

Rates Payable (2016/17) 48.4p in the £

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

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### *LEGAL COSTS*

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

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### *VAT*

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All figures quoted are exclusive of VAT which is chargeable

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### *VIEWING & FURTHER INFORMATION*

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By appointment with the sole agents:

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

Contact: George Cousins or Ben Newton

Tel: 0117 933 9915

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### *ENERGY PERFORMANCE CERTIFICATE*

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See page below.

### *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.

