

HOOTONS

**23 BROAD STREET
STAPLE HILL
BRISTOL
BS16 5LP**

SHOP TO LET

72.28 sq m (778 sq ft)



The property is located on the busy Broad Street in Staple Hill, the property is located close to Greggs bakery with surrounding occupiers including the Tesco Metro, Redland Bakery and Iceland.

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 comprises a lock up shop with a WC to the rear. The premises are fitted with a mixture of carpet and tiled flooring, it also benefits from strip lights and a suspended ceiling.

ACCOMMODATION

The approximate net internal floor area is as follows:-

Sales area: 72.28 sq m (778 sq ft)

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to regular three yearly rent reviews.

RENT

£12,950 per annum exclusive

RATES

Rateable Value: £10,000

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

VAT is not chargeable.

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

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