

# HOOTONS

**245 NORTH STREET  
BEDMINSTER  
BRISTOL  
BS3 1JN**

**LOCK UP SHOP**

**TO LET**

**57.41 sq m (618 sq ft)**



The property is located in a terrace of shops fronting on to North Street, Bedminster, a busy suburban shopping location serving the densely populated housing areas of Southville, Ashton and Bedminster. Nearby occupiers include Coffee #1, Pizza Hut Delivery, Connells Estate Agents, St. Peters Hospice and Parsons Bakery.

**[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 premises comprise a ground floor lock up shop, with external security shutters.

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### **ACCOMMODATION**

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The approximate net internal floor areas are as follows:-

Sales area	40.16 sq m (432 sq ft)
Rear storage	17.25 sq m (186 sq ft)
<b>Total:</b>	<b>57.41 sq m (618 sq ft)</b>

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### **TERMS**

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We are seeking a new 5 year effectively full repairing and insuring lease.

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### **RENT**

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£12,000 per annum exclusive.

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### **RATES**

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Rateable Value: £10,250

Rates Payable (2018/19) 48p in the £

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

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### **LEGAL COSTS**

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

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### **VAT**

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All figures quoted are exclusive of VAT.

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### **VIEWING & FURTHER INFORMATION**

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By appointment with the sole agents:

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

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

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### **ENERGY PERFORMANCE CERTIFICATE**

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### **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.