

HOOTONS

**280 GLOUCESTER ROAD
BISHOPSTON
BRISTOL
BS7 8PD**

LOCK UP SHOP

TO LET

117.76 sq m (1,268 sq ft)



The shop fronts the busy and vibrant A38 Gloucester Road one of the principle arterial routes to north Bristol.

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 comprise a ground floor lock up shop with a rear storage area, office and WC facilities. Local occupiers include Lloyds Bank, Co-op supermarket, St Peters Hospice, Co-op funeralcare and Coral Bookmakers.

ACCOMMODATION

The approximate net internal floor area is as follows:-

Sales area	93.99 sq m	1,012 sq ft
Storage/office	23.77 sq m	256 sq ft

TERMS

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

RENT

£18,950 per annum exclusive.

RATES

Rateable Value: £18,250

Rates Payable (2017/18) 46.6p 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

All figures quoted are exclusive of VAT.

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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