

29 BROAD STREET
STAPLE HILL

BRISTOL
BS16 5LP



TO LET
RETAIL SHOP

754.76 sq ft
70.12 sq m

HOOTONS

0117 933 9915

The Coach House,
1 Hurle Rd, Clifton,
Bristol BS8 2SY

LOCATION

Broad Street is situated in East Bristol, 4 miles to the North-East of the city centre and 2 miles South of the M4 motorway. Surrounding tenants include large national retailers, such as Tesco, Boots and Greggs, as well as numerous independent shops.

DESCRIPTION

The property comprises a ground floor lock up shop with large glass frontage, suspended ceilings and vinyl flooring, as well as a WC and kitchen to the rear.

ACCOMMODATION

The approximate net internal floor area is as follows:

Sales area:	63.62 sq m (684.79 sq ft)
Kitchen:	6.5 sq m (69.96 sq ft)
Total:	70.12 sq m (754.76 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.

VAT

Value Added Tax is not chargeable on this property.

RENT

£12,900 per annum exclusive

BUSINESS RATES

Rateable Value: £9,800

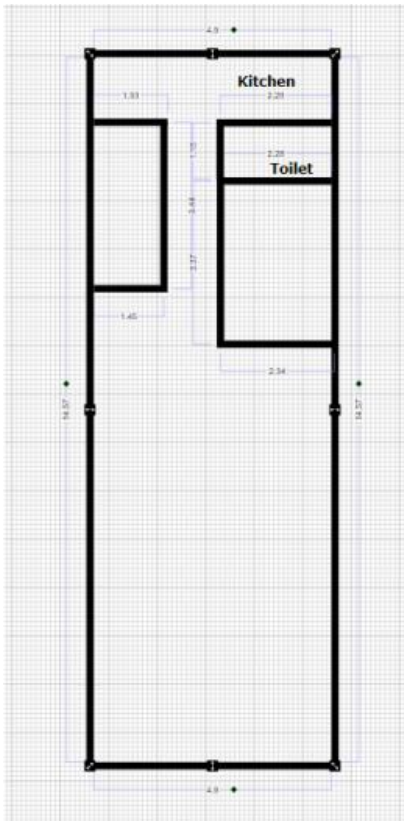
Rates Payable (2020/21) 49.9p in the £

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

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

ENERGY PERFORMANCE CERTIFICATE

Available shortly.



FLOORPLAN



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