

31 BROAD STREET  
STAPLE HILL

BRISTOL  
BS16 5LP



TO LET  
RETAIL SHOP

751 sq ft  
69.8 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 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: 69.8 sq m (751 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

£12,000 per annum exclusive

## BUSINESS RATES

Rateable Value: £10,000

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.

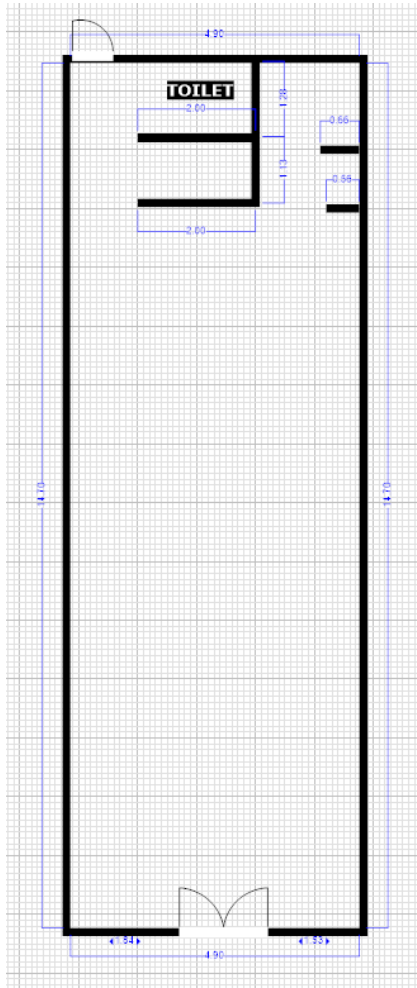
## ENERGY PERFORMANCE CERTIFICATE



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**FLOORPLAN**



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