

# 34a GILDA PARADE WHITCHURCH BRISTOL BS14 9HY

LOCK UP SHOP TO LET

36.28 sq m (390 sq ft)



This lock up shop is situated on the established Gilda Parade fronting the arterial A37 Wells Road in Whitchurch, a busy suburb located approximately 3 miles south of Bristol City Centre.

# **DESCRIPTION**

The accommodation comprises ground floor lock up retail unit and benefits from strip lighting, WC facilities, and ancillary storage.

# **ACCOMMODATION**

The approximate net internal floor areas are as follows:-

Sales area	26.3 sq m	(283 sq ft)
Storage	9.98 sq m	(107  sq ft)
Total	36.28 sq m	(390 sq ft)

# **TERMS**

The premises are available by way of a full repairing and insuring lease for a term to be agreed, subject to three yearly rent reviews.

#### **RENT**

£6,950 per annum exclusive.

# **RATES**

Rateable Value: £5,700

Rates Payable (2016/2017) 48.4p in the £

#### **VAT**

VAT is chargeable on this property.

# **LEGAL COSTS**

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

#### **VIEWING & FURTHER INFORMATION**

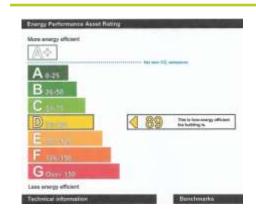
By appointment with the sole agents:

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

Contact: Francine Tovey or Ben Newton

Tel: 0117 933 9915

### **ENERGY PERFORMANCE CERTIFCATE**



#### NOTICE

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