

4-6 ABBOTSFORD ROAD  
COTHAM

BRISTOL  
BS6 6HB



**TO LET**  
RETAIL SHOP

445 sq ft  
41.34 sq m

**HOOTONS**  
0117 933 9915

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

## LOCATION

Situated in the Cotham Hill area within close proximity to Whiteladies Road and the Clifton Down Shopping centre benefitting from high levels of footfall. The location provides an array of independent shops and renowned restaurants such as Pasta Loco and Bravas

## DESCRIPTION

The property comprises a ground floor lock up shop with storage and toilet facilities to the rear. The premises is also fitted with strip lighting and a suspended ceiling.

## ACCOMMODATION

The approximate net internal floor area is as follows:

Sales area: 41.34 sq m (445 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

£13,500 per annum exclusive

## BUSINESS RATES

Rateable Value: £5,900

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.

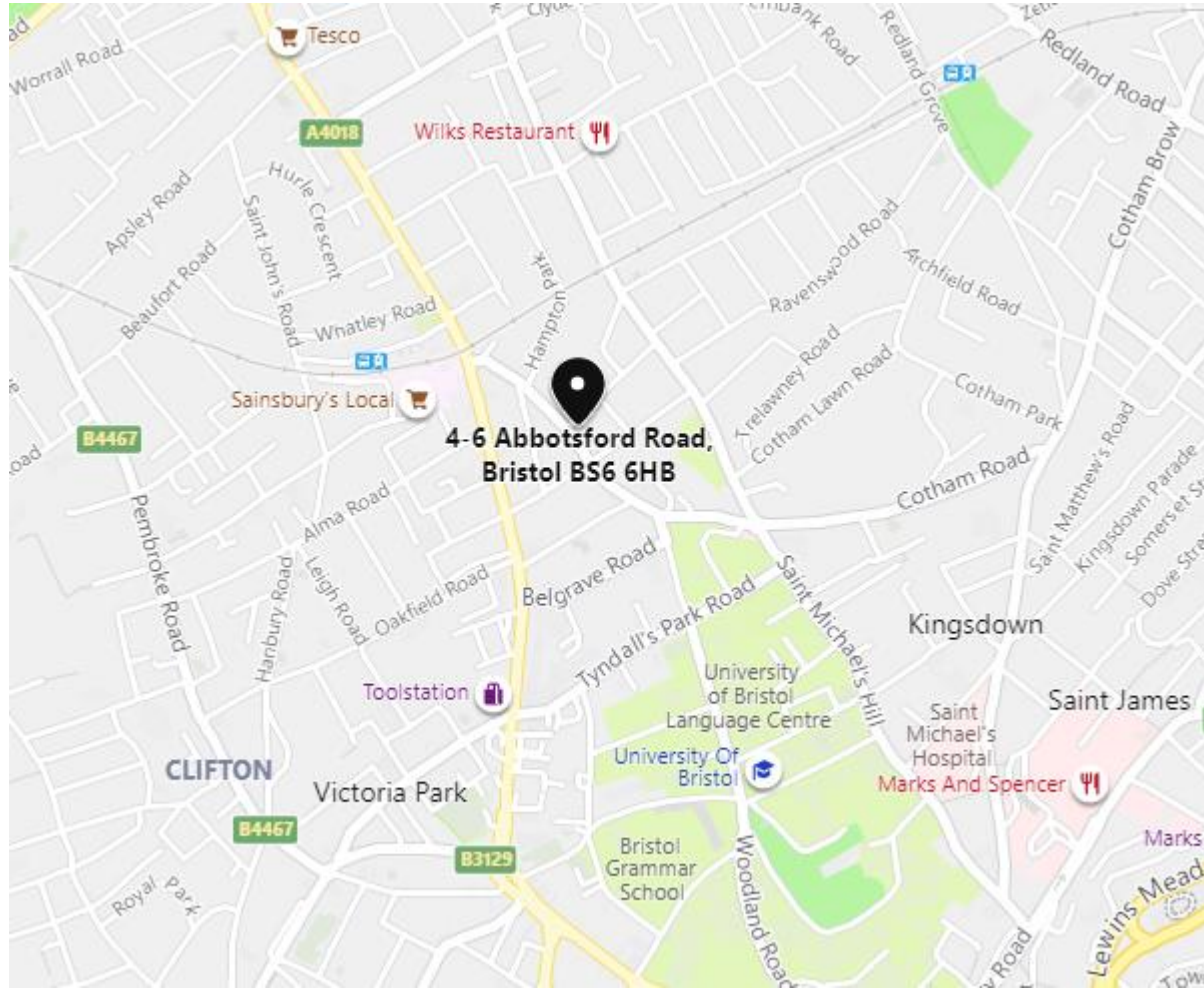
## ENERGY PERFORMANCE CERTIFICATE



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