

HOOTONS

**546 FILTON AVENUE
FILTON
BRISTOL
BS7 0QG**

LOCK UP SHOP

TO LET/MAY SELL

60.34 sq m (649 sq ft)



The property is located in a busy residential area of Filton, Bristol with a high level of rented student accommodation close to the University of the West of England. There are good transportation links to the city centre and the motorway network via the nearby ring road.

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.

ACCOMMODATION

The approximate net internal floor area is as follows:-

Sales area	44.55 sq m	479 sq ft
Storage/office	15.79 sq m	170 sq ft

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed or by way of a sale of the freehold interest subject to the 999 year lease of the flat above.

RENT

£9,250 per annum exclusive.

PRICE

We have been instructed to seek offers in the region of £99,500.

RATES

Rateable Value: £5,900

Rates Payable (2018/19) 48p 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

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.