

# 55 GLOUCESTER ROAD BISHOPSTON

BRISTOL  
BS7 8AD



**TO LET**  
RETAIL SHOP

1,450 sq ft  
143.07 sq m

**HOOTONS**

0117 933 9915

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

## LOCATION

Located in a prime position on the popular Gloucester Road, this property benefits from high levels of footfall. Nearby retailers include, Sainsbury's, Boots, co-op. Turtle Bay and Costa Coffee.

## DESCRIPTION

The property comprises a recently refurbished ground floor lock up shop with kitchen and WC to the rear, in addition to a first and second floor, as well as basement for storage. The premises also benefits from new carpets throughout, strip lighting and a suspended ceiling.

## ACCOMMODATION

The approximate net internal floor area is as follows:

Ground floor sales	49.18 sq m (529 sq ft)
Kitchen	5.88 sq m (63 sq ft)
Basement	21.04 sq m (228 sq ft)
First floor	32.16 sq m (346 sq ft)
Second floor	34.81 sq m (375 sq ft)
<b>Total</b>	<b>143.07 sqm (1,540 sq ft)</b>

## 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. Our client may consider a sale of their freehold interest.

## VAT

Value Added Tax is not chargeable on this property.

## RENT

£20,000 per annum exclusive

## BUSINESS RATES

Rateable Value: £12,000

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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