

# HOOTONS

***55 GLOUCESTER ROAD  
BISHOPSTON  
BRISTOL  
BS7 8AD***

***SHOP TO LET  
(MAY SELL)***

***143.07 sq m (1,450 sq ft)***



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.

**[www.hootons.co.uk](http://www.hootons.co.uk)**

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY  
Tel: 0117 933 9915 Email: [commercial@hootons.co.uk](mailto:commercial@hootons.co.uk)**



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## **DESCRIPTION**

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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.

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## **ACCOMMODATION**

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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>

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## **TERMS**

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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.

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## **RENT**

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£20,000 per annum exclusive

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## **RATES**

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Rateable Value: £12,000

Rates Payable (2020/21) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

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## **LEGAL COSTS**

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

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## **VAT**

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VAT is not chargeable.

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## **VIEWING & FURTHER INFORMATION**

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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

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## **ENERGY PERFORMANCE CERTIFICATE**

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## **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