

72 EAST STREET
BEDMINSTER

BRISTOL
BS3 4HB



TO LET
RETAIL SHOP

1,530 sq ft
142.15 sq m

HOOTONS

0117 933 9915

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

LOCATION

Situated on East Street, the principal retail area of Bedminster, approximately one and a half miles from the City Centre. The property is almost opposite the proposed redevelopment of the St Catherine's Place Shopping Centre. Nearby occupiers include both Subway and Greggs, with EE adjacent.

DESCRIPTION

The property comprises a ground floor lock up shop with ancillary accommodation at first floor and basement level. This shop benefits from an electric security shutter to front elevation.

ACCOMMODATION

The approximate net internal floor areas is as follows:

Ground floor sales:	79.59 sq m (857 sq ft)
First floor ancillary:	41.19 sq m (443 sq ft)
Basement:	21.37 sq m (230 sq ft)
Total:	142.15 sq m (1,530 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

£18,950 per annum exclusive

BUSINESS RATES

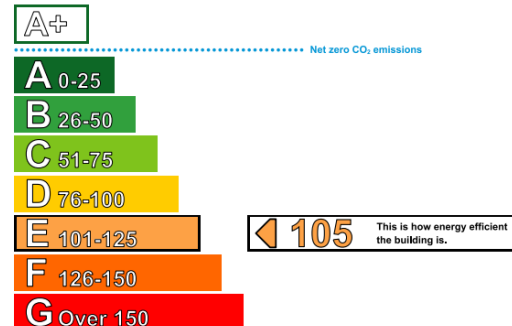
Rateable Value: £15,894

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.

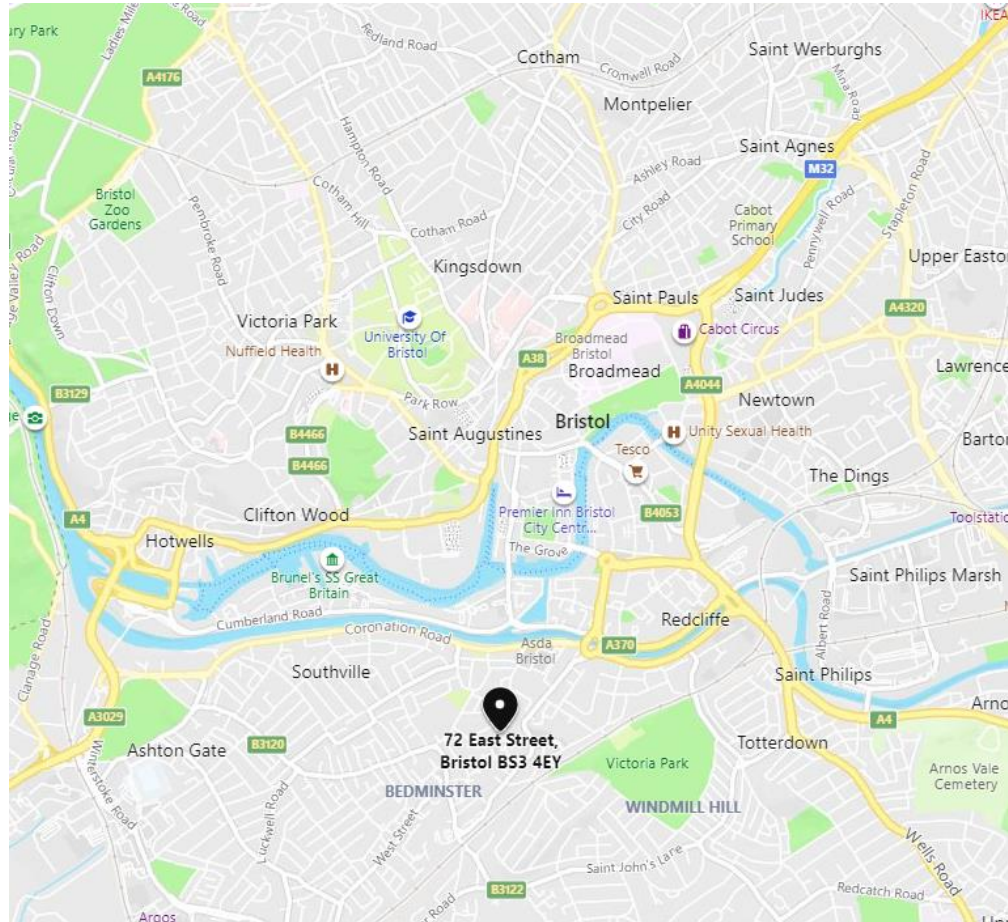
ENERGY PERFORMANCE CERTIFICATE



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