

HOOTONS

***73 HIGH STREET
WESTBURY-ON-TRYM
BRISTOL
BS9 3ED***

TO LET

LOCK-UP SHOP



These premises are situated on the Westbury-On-Trym High Street, an affluent suburb located approximately 2.5 miles north of Bristol City Centre with Junction 17 of the M5 near cribs Causeway just 2 miles away. Local retailers include Co-Operative, HSBC, Boots Opticians and Lloyds Pharmacy.

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 retail unit with a fitted kitchen and a WC. The unit has external security shutters and a return frontage.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Sales Area: 44.17 sq m 475sq ft

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£9,950 per annum exclusive

RATES

Rateable Value: £7,800

Rates Payable (2017/2018) 46.6p 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

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