

HOOTONS

**8 PARK STREET
BRISTOL
BS1 5HX**

SHOP TO LET

153.49 sq m (1,653 sq ft)



The premises are located on Park Street and is the last shop on the left as you come down the hill. Park Street links the city centre to the affluent area of Clifton. The street is home to a number of upmarket cafes, restaurants and retailers.

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 comprises a large ground floor lock up shop with a return frontage. There is rear storage with a small office and further storage at basement level. There is also a small retail unit accessed off the stairs to the side at basement level which is currently occupied by a Barber.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Sales area	83.49 sq m (899 sq ft)
Rear Storage/office	19.79 sq m (213 sq ft)
Basement Storage	19.02 sq m (205 sq ft)
Barber Shop	31.19 sq m (336 sq ft)

Total **153.49 sq m (1,653 sq ft)**

TERMS

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

RENT

£29,950 per annum exclusive

RATES

Rateable Value: £ 12,600

Rates Payable (2018/19) 48p in the £

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

LEGAL COSTS

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

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.