



89 Henleaze Road

Bristol, BS9 4JP

Retail Unit in strong neighbourhood pitch

1,055 sq ft

(98.01 sq m)

- Coffee #1, Johnsons, Parsons Bakery, Boots and Co-op all represented nearby
- Strong retail pitch in affluent neighbourhood
- Class E consent
- New kitchen installed to the rear

Summary

Available Size	1,055 sq ft
Rent	£25,000 per annum
Rates Payable	£8,358.25 per annum
Rateable Value	£16,750
EPC Rating	Upon enquiry

Location

Henleaze is a prosperous suburb of Bristol situated approximately 2 miles north west of the city centre.

Henleaze Road is the main shopping area serving the north Bristol suburbs of Henleaze and Westbury Park. It hosts a wide variety of traders including Chandos Deli, Boots, Costa and Co-operative Food, together with a number of well known local retailers.

Description

The property is a mid terraced former retail unit comprising ground floor sales with kitchen to the rear. It would potentially suit a number of uses with an emphasis on quality retail offerings.

Accommodation

The accommodation comprises the following areas:

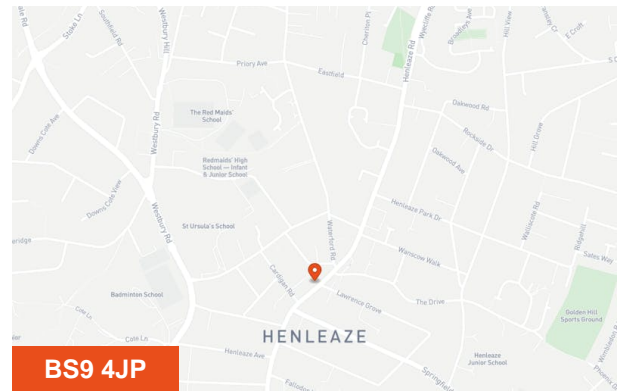
Name	sq ft	sq m
Ground - Sales	976	90.67
Ground - Kitchen	79	7.34
Total	1,055	98.01

Tenure

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information

James Woodard

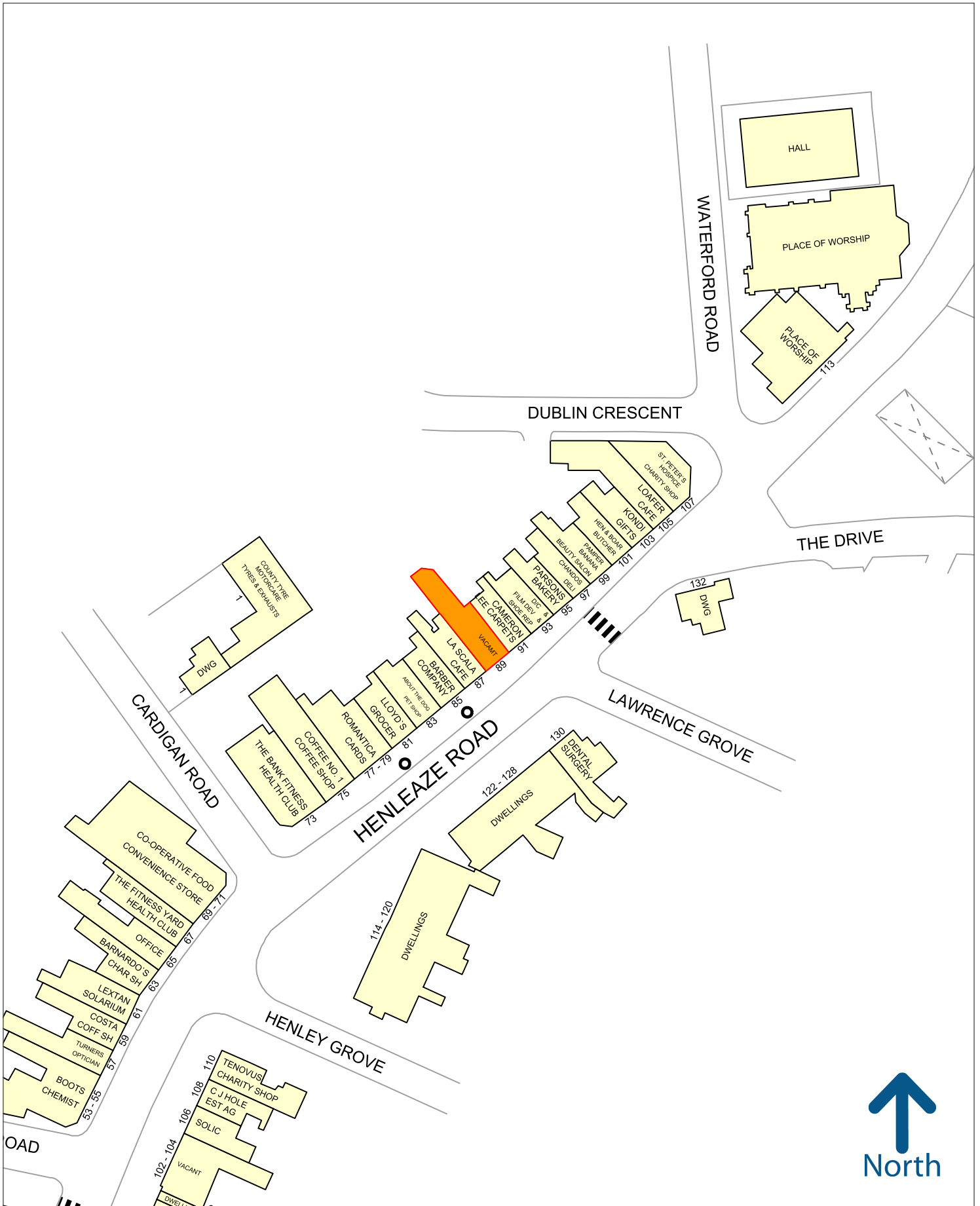
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50 metres

Experian Goad Plan Created: 28/01/2025
Created By: Hartnell Taylor Cook LLP