

TO LET



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

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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:

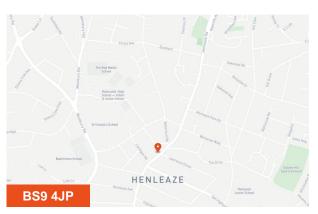
| Name | sq ft | sq m |
|------------------|-------|-------|
| Ground - Sales | 976 | 90.67 |
| Ground - Kitchen | 79 | 7.34 |
| Total | 1,055 | 98.01 |

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

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