



32 St. James Place

Mangotsfield, Bristol, BS16 9JB

A fitted mid-terrace retail unit within a suburban location

568 sq ft
(52.77 sq m)

- Ground floor self contained unit
- Available to a variety of uses within E Class consent
- Densely populated residential area
- Strong transport connections from the city centre
- In retail parade with Tesco Express and a number of independent businesses

Summary

Available Size	568 sq ft
Rent	£11,000 per annum
Rates Payable	£5,596.50 per annum
Rateable Value	£10,250
EPC Rating	C (73)

Location

Mangotsfield is a well connected suburban area located approximately 5 miles from Bristol City Centre, offering excellent access to both the city and the wider South West region. The area benefits from strong local infrastructure with the surrounding area consisting of a mix of residential and commercial shops, cafes, and more.

The unit sits within a retail parade in St James Place, with a number of independent operators but is anchored by Tesco Express in the neighboring block. Diagonally behind the unit, there is a public car park with free parking, either for short or long stay

Description

The unit occupies a mid-terrace position, and is arranged over the ground floor only.

Internally, the unit is currently fitted out as a hairdresser with the main sales area at the front of the unit with the ancillary, toilet and kitchenette at the rear. There is a garage at the rear of the unit, that can be accessed via the public car park.

Accommodation

The accommodation comprises the following areas:

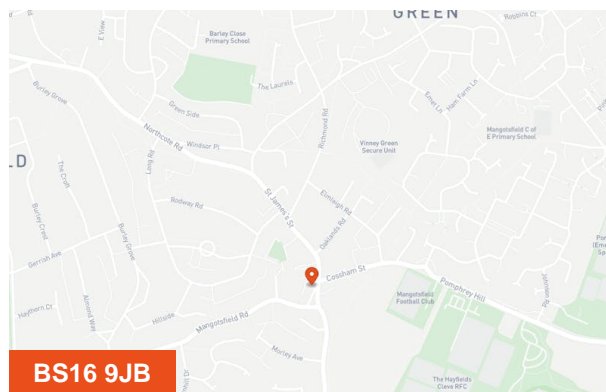
Name	sq ft	sq m
Ground - Main Sales	328	30.47
Ground - Ancillary	147	13.66
Ground - Kitchenette	38	3.53
Total	513	47.66

Terms

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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