

HOOTONS

***8-10 BOND STREET
BRISTOL
BS1 3LU***

TO LET

LOCK-UP SHOP

163.7 sq m (1,761 sq ft)



Bond Street is located to the rear of Cabot Circus and Broadmead, the retail centre of Bristol. Bond Street is one of the main arterial routes from the City Centre to the M32 motorway and the premises benefits from excellent prominence to Bond Street. The premises also benefits from a number of bus stops providing excellent public transport and pedestrian flow. The property is surrounded by a mix of national and local retailers including Debenhams, Primark, Ann Summers and Blacks

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 property comprises a ground floor retail unit with fully glazed frontage overlooking Bond Street. Set out as an open sales area to the front and an ancillary accommodation and WC to the rear. The premises benefits from a basement and a secure ground floor car parking space.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor	109.2 sq m	(1,175 sq ft)
Basement	54.5 sq m	(586 sq ft)
Total	163.7 sq m	(1,761 sq ft)

PLANNING

The property has latterly been used as an A1 retail unit, however further enquiries can be made at the Bristol City Planning Department (Tel: 0117 922 3097).

TERMS

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

RENT

From £15,000 per annum

RATES

Rateable Value: £11,500

Rates Payable (2017) 48.4p 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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