



***86 BEDMINSTER PARADE
BRISTOL
BS3 4HL***

TO LET

325.60 sq m (3,505 sq ft)



The property is prominently located on Bedminster Parade which is the main link from the city centre into Bedminster to the south. It is located opposite the Asda stores main entrance and there is a pedestrian crossing between the two.

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 is an impressive listed banking hall, with a very high ceiling, surrounded by ancillary accommodation. There is a two storey rear extension which includes the safes and toilet facilities. This may be separated off for re-development.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground floor	280.90 sq m	3,024 sq ft
First floor	44.70 sq m	481 sq ft
Total	325.60 sq m	3,505 sq ft

TERMS

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

RENT

£38,500 per annum exclusive.

RATES

Rateable Value: £ 24,000

Rates Payable (2017/2018) 47.9p in the £

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

LEGAL

The ingoing tenant will be responsible for our client's reasonable legal costs in connection with the premises being leased.

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

As the property is Grade 2 listed one is not needed.

NOTICE

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