

# HOOTONS

**6-8 ST NICHOLAS STREET  
BRISTOL  
BS1 1UQ**

**LOCK-UP SHOP**

**TO LET**

**182.09 sq m (1,960 sq ft)**



The property is located in Bristol City Centre on St Nicholas Street, which is between Baldwin Street and the St Nicholas market. Cabot Circus and the extensive Broadmead shopping area are within short walking distance.

**[www.hootons.co.uk](http://www.hootons.co.uk)**

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY**

**Tel: 0117 933 9915 Email: [commercial@hootons.co.uk](mailto:commercial@hootons.co.uk)**

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## **DESCRIPTION**

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The property comprises a ground floor retail unit with impressive pillared frontage. There is a large room to the rear and extensive basement accommodation below.

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## **ACCOMMODATION**

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We understand that the approximate net internal floor area is:

182.09 sq m (1,960 sq ft)

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## **PLANNING**

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

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## **TERMS**

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The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to regular three yearly rent reviews.

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## **RENT**

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From £20,000 per annum exclusive.

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## **RATES**

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Rateable Value: £12,000

Rates Payable (2016/17) 48.4p in the £

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

Each party will be responsible for their own reasonable legal costs in connection with this transaction.

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## **VAT**

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All figures quoted are exclusive of VAT if chargeable

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## **VIEWING & FURTHER INFORMATION**

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By appointment with the sole agents:

Hootons Commercial Ltd  
The Coach House  
1 Hurle Road  
Clifton  
Bristol BS8 2SY

Contact: George Cousins or Ben Newton

Tel: 0117 933 9915

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## **ENERGY PERFORMANCE CERTIFICATE**

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**The landlord supports the code for Leasing  
Businesses Premises in England and Wales, 2007.**  
[www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## **NOTICE**

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW