

# Hootons.



**42 Cotham Hill, Cotham, Bristol. BS6 6LA**

**£6,950 pa**

Office to Let

255 sq ft (23.68 sq m)



## Description

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The premises comprise a ground floor office with separate access and an outdoor patio area with decking, accessed via French doors. Category two lighting, data-trunking, toilet facilities and a kitchenette are all to be included. We are advised that electricity, water and foul drainage are connected to the property.

## Location

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The property is located at the rear of a shop in an established secondary retail parade in Cotham, which connects to the busy and affluent residential suburbs of Clifton and Redland, and offers close links to Whiteladies Road and Gloucester Road.

## Terms

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

## Use

Class E – Suitable for offices, financial and professional services, and Research and development.

## Business Rates

Rateable value: £2,275

Rates payable (2021/22) 49.9p in the £

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

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

## Size & Floors

The property comprises a total net internal floor area of 23.68 sq m (255 sq ft)

## Rent

£6,950 per annum exclusive

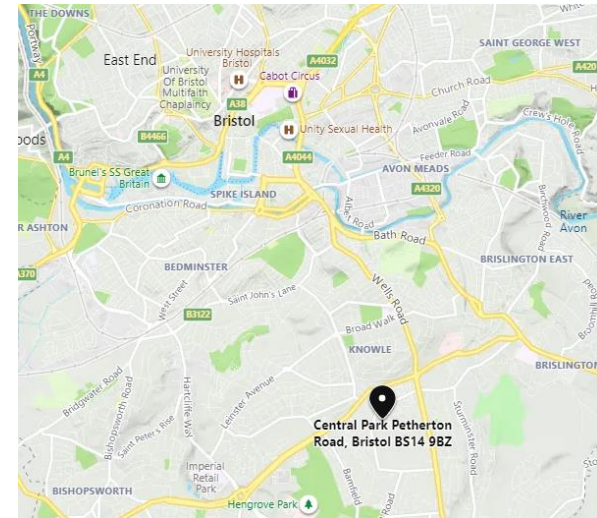
## VAT

All figures are exclusive of VAT.

## Energy Performance

GROUND FLOOR REAR OFFICE 42 Cotham Hill BRISTOL BS6 6LA	Energy rating <b>E</b>
Valid until 6 August 2028	Certificate number 0891-0238-8739-0896-2006

## Map



## Viewings & further information

Viewings strictly by prior appointment

### Ben Newton

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### George Hooton

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*vimeo*

Scan QR Code to Tour Property