



65 Henleaze Road, Bristol. BS9 4JT  
Retail Shop To Let

**£18,950 pa**  
549.81 sq ft (27.23 sq m)



## Description

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The property comprises a lock up shop, with external electric security shutters as well as an internal intruder alarm system and CCTV camera system. The premises also benefits from suspended ceilings, a kitchenette, W.Cs facilities.

## Location

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Henleaze Road is located 2.7 miles from Bristol's City Centre in an affluent residential area, popular amongst young families due to its good local schools and amenities. Henleaze Road is the main high street in the area, with other occupiers including The Co-Op, Costa Coffee, Coffee #1 and Boots.

## Terms

The landlord is seeking a Full Repairing and Insuring lease for a terms to be agreed. Depending on financial strength of an incoming tenant a 3-6 month deposit may be required.

## Use

Class E – Suitable for shops, restaurants and cafes and hot food and takeaway

## Services

- Alarm system
- CCTV
- Electric shutter

## VAT

All figures are exclusive of VAT.

## Size & Floors

	SQ FT	SQ M
Ground Floor Sales	474.47	44.08
Storage	75.34	7
<b>Total</b>	<b>549.81</b>	<b>51.08</b>

## Rent

£18,950 per annum exclusive

## Business Rates

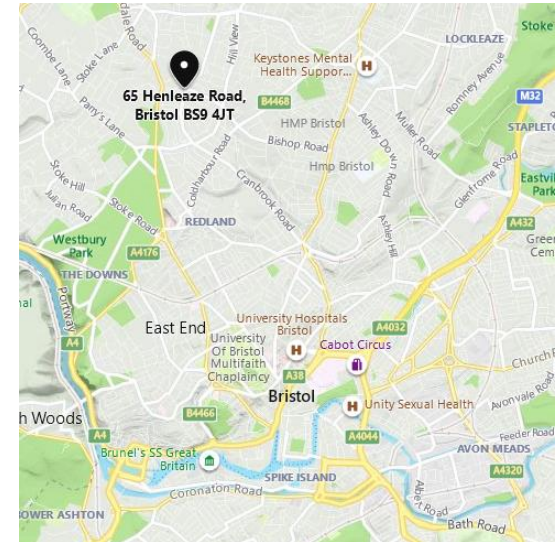
Rateable Value: To be reassessed

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.

## Map



## Energy Performance

Available on request

65 Henleaze Road

Henleaze Road, Henleaze, Bristol. BS9 4JT

0117 933 9915

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



Scan QR Code for a Video  
Tour of the Premises

## Viewings & further information

Viewings strictly by prior appointment

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