



65 Henleaze Road, Bristol. BS9 4JT

**Retail Shop To Let**

**£21,250 pa**

**1,219 sq ft (113.25 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 and ample storage space.

## 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	609	56.58
Rear Storage	610	56.67
<b>Total</b>	<b>1,219</b>	<b>113.25</b>

## Rent

£21,250 per annum exclusive

## Business Rates

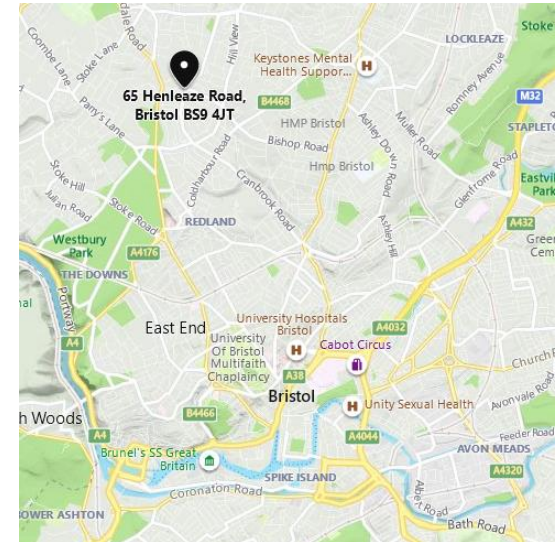
Rateable Value: £17,250

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



Scan QR Code for a Video  
Tour of the Premises

## Viewings & further information

Viewings strictly by prior appointment

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