

Hootons.



769 Fishponds Road, Bristol

Retail Shop with Office Space above

To Let (May Sell)

1,635 sq ft (151.90 sq m)



Description

The premises comprise a lock up shop on the ground floor with first floor offices/stores which has separate front and rear access. The property benefits from WC's, Showers, kitchen facilities, as well as car parking to the rear.

Location

The property is located in a rank of shops in a prominent location on Fishponds Road (A432) which has excellent transport links to the M32 and the national motorway network. Retailers in the vicinity include Specsavers, Co-op, Domino's and Sainsbury's.

Terms

The landlord is seeking a Full Repairing and Insuring lease for a term to be agreed, subject to regular three yearly rent reviews. Consideration would be given to a sale of the freehold.

Use

Class E – Allowing for conventional shops, financial and professional services, and offices.

Rent

£22,000 per annum exclusive.

Sale

Offers in excess of £300,000 for the freehold interest in the property.

VAT

VAT is not chargeable on this property.

Size & Floors

| | SQ FT | SQ M |
|---------------------|--------------|---------------|
| Ground floor sales | 931 | 86.48 |
| First floor offices | 704 | 65.41 |
| Total | 1,635 | 151.89 |

Business Rates

Rateable Value: £13,500 for the ground floor & £5,500 for the first floor.

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

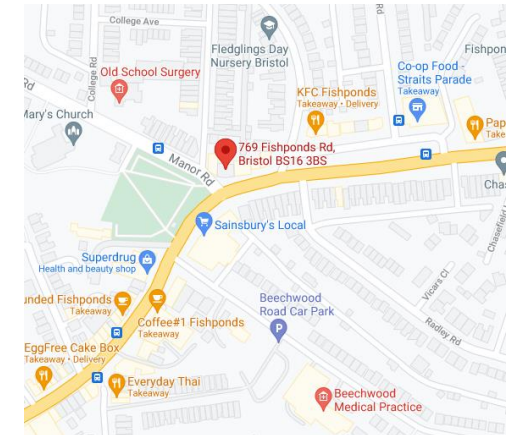
Interested parties should make their own enquiries to the Local Billing Authority.

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

Energy Performance

Available on request

Map



Virtual Tour



First floor



Rear entrance



Viewings & further information

Viewings strictly by prior appointment

Ben Newton
0117 933 9915
ben@hootons.co.uk

George Hooton
0117 933 9916
george@hootons.co.uk