

Hootons.



25 Lower Redland Road, Bristol. BS6 6TB
Office / Retail Shop To Let

£15,500 pa
961.86 sq ft (89.36 sqm)



Location

The premises is situated in a popular position just off Whiteladies Road / Blackboy Hill. Neighbouring occupiers include Tesco Express, Burra coffee shop and The Bristol Artisan. Whiteladies Road is one of the main arterial routes into Bristol, linking the city centre with the affluent suburbs of Clifton, Cotham and Redland.

Description

The property comprises a ground floor lock up shop with large glass frontage and a separate rear office, as well as a basement level including a meeting room, W.C and kitchenette.

Size & Floors

	Sq Ft	Sq M
Ground floor office	700	65.03
Basement level office	137	12.72
Basement store	125	11.61
Total	961.86	89.36

Use

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

Terms

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

Rent

£15,500 per annum exclusive.

VAT

Value Added Tax is not chargeable on this property.

Business Rates

Rateable Value: £7,300

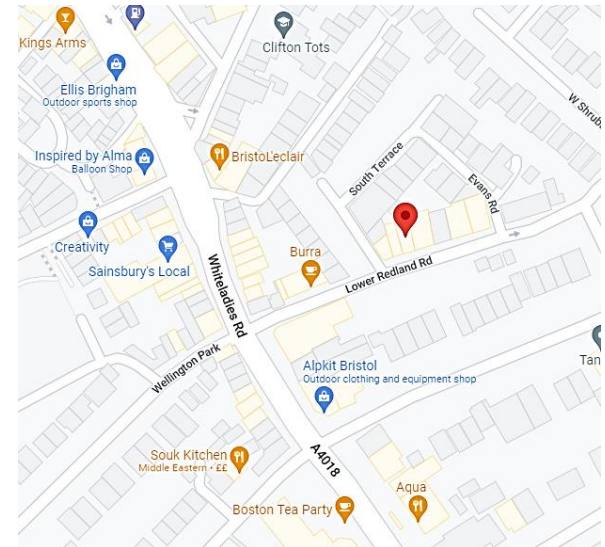
Rates Payable (2022/23) 49.9p in the £

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

Legal Costs

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

Map



Energy Performance

25 Lower Redland Road BRISTOL BS6 6TB	Energy rating D
Valid until 9 August 2030	Certificate number 2842-3078-0405-0700-6101



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



Scan QR Code for a Virtual
Tour of the Premises