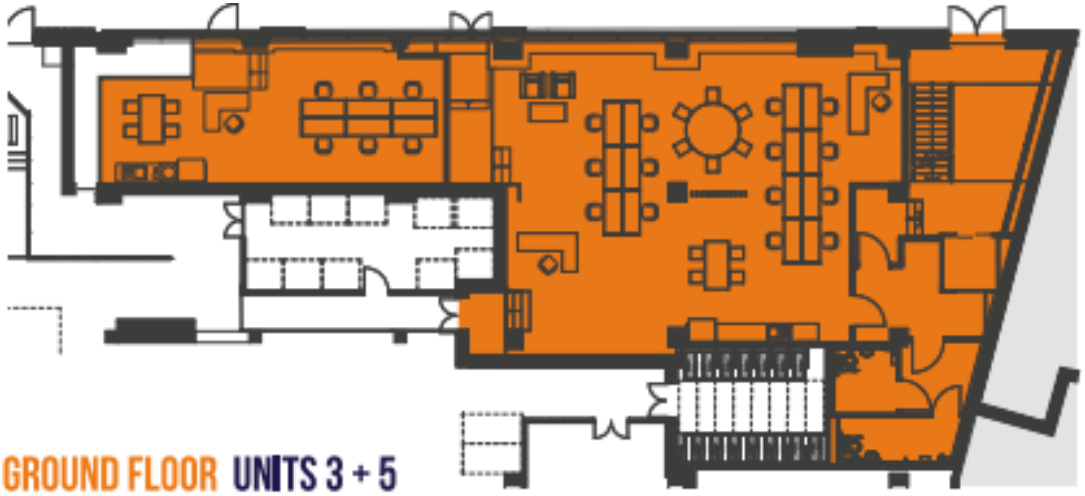
Hootons.

Unit 3, Everards Printworks, Nelson Street, Bristol

Commercial Unit To Let/For Sale

£26,500 per annum

1,318 sq ft (122.4 sq m)



Plan for illustrative purposes only

Location

The property is located on Nelson Street in Bristol City Centre, a mixed used location comprising office, retail, restaurant and bar operators. There is also a large student population in the nearby vicinity. The property is located a short distance from Broadmead on one side, and Bristol Bus Station on the other. Occupiers nearby include Rough Trade, 168 Oriental Supermarket and The Lanes.

Description

The property provides a ground floor commercial unit with frontage onto Nelson Street. Internally it has been left in shell specification with capped services, ready to receive occupiers fit out.

Car parking spaces are available by separate negotiation.

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Use

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

Terms

The property is available by way of a new effectively full repairing and insuring lease (via service charge) for a term to be agreed, subject to regular three yearly rent reviews. Alternatively consideration will be given to the sale of the long leasehold interest.

Rent

£26,500 per annum exclusive.

Deposit

A 3-6 month deposit will be payable depending on the strength of financial accounts.

VAT

VAT is chargeable.

Size & Floors

Area	St ft	Sq m
Ground Floor	1,318	122.4

Car Parking Spaces are available by separate negotiations.

Service Charge

A variable service charge will be payable to cover the costs of any shared or communal items. Further details on application.

Business Rates

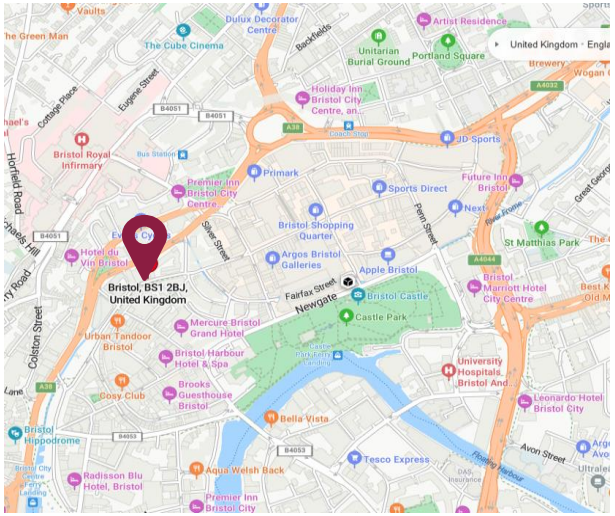
The property is yet to be assessed for rating purposes.

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

Further details on application.

Anti-Money Laundering

Once Heads of Terms are agreed successful applicants will be required to provide relevant information to satisfy the AML requirements.

Unit 3, Everards Printworks, Nelson Street, Bristol
BS1 2BJ

0117 933 9915
www.hootons.co.uk

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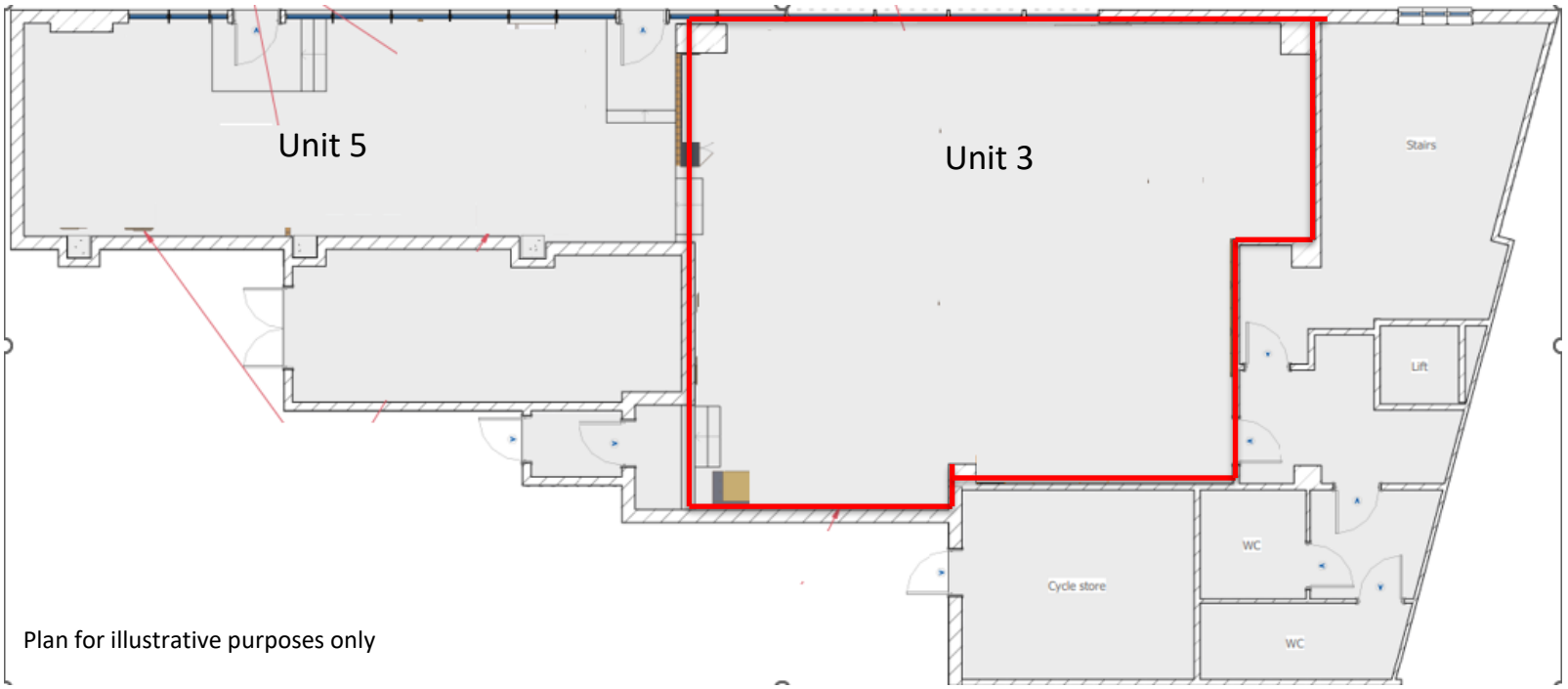

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Viewings & Further Information

Viewings strictly by prior appointment

Steve Cullis
0117 933 9917
steve@hootons.co.uk

George Hooton
0117 933 9915
george@hootons.co.uk

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The Property Ombudsman

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