AVAILABLE JUNE 2025

Hootons.

231 Lodge Causeway, Fishponds

Shop to Let

£14,500 pa (£1,208 pcm)

825 sq ft (76.62 sq m)

Hootons.

Location

The premises are located in a prominent corner position fronting both Lodge Causeway and Forest Road. Lodge Causeway is a vibrant and busy trading position in the Fishponds area of Bristol.

Description

The property provides a ground floor unit in a prominent corner location with excellent return frontage. Internally the unit offers a sales area, rear storage, kitchen and WC facilities.

To the side is an external area that could potentially be used for parking of 1 car.

231 Lodge Causeway, Fishponds, Bristol
BS16 3RA

0117 933 9915
www.hootons.co.uk

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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 (via service charge) and insuring lease for a term to be agreed, subject to regular three yearly rent reviews.

Rent

£14,500 per annum exclusive.

Deposit

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

VAT

VAT is not chargeable.

Size & Floors

Area	Sq ft	Sq m
Sales Area	496	46.04
Stockroom/ Kitchen	289	26.85
Kitchen	40	3.73
TOTAL	**825**	**76.62**

Business Rates

Rateable Value: £6,600.

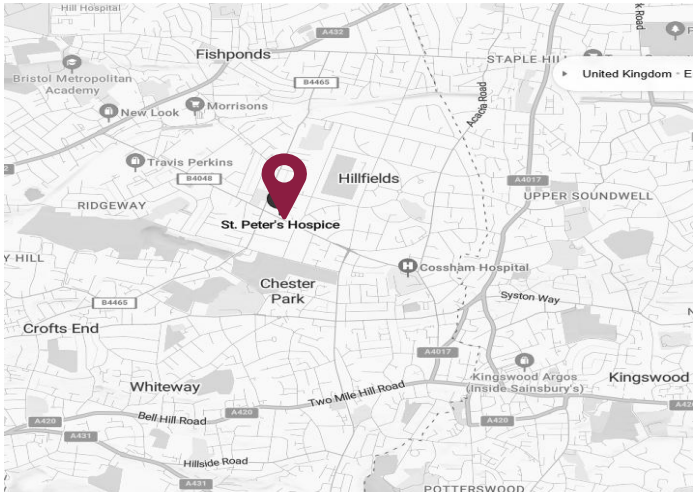
Rates Payable (2024/25) 49.9p in the £

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

The property has an EPC with a C (67) rating.

Anti-Money Laundering

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

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Viewings & Further Information

Viewings strictly by prior appointment

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

Ben Newton
0117 933 9914
ben@hootons.co.uk

naea | propertymark
COMMERCIAL

The Property Ombudsman

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