

TO LET
RETAIL PREMISES
63.42 SQ M (683 SQ FT)



GROUND FLOOR
41 WEST STREET OLD MARKET
BRISTOL BS2 0BZ

BLADEN COMMERCIAL PROPERTY CONSULTANTS LTD

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LOCATION

- The property is located in Old Market, Bristol an established retail and leisure area.
- The property is situated on the A420 arterial route which coming into the city and has a high level of passing vehicular traffic.

DESCRIPTION

- Ground floor retail premises.
- Open plan sales area.
- On street parking.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Ground Floor		
Front Sales	17.02	183
Rear Sales	46.40	500
WC		
Net Internal Area	63.42	683

TENURE

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

RENT

£12,500.00 per annum exclusive

We are advised the property is not elected for VAT.

BUSINESS RATES

The property is currently assessed for business rates as follows:

Description: Shop & Premises
Rateable Value: £6400

It is likely most occupiers will not incur business rates.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We believe the property is not elected for VAT, however this will be confirmed.

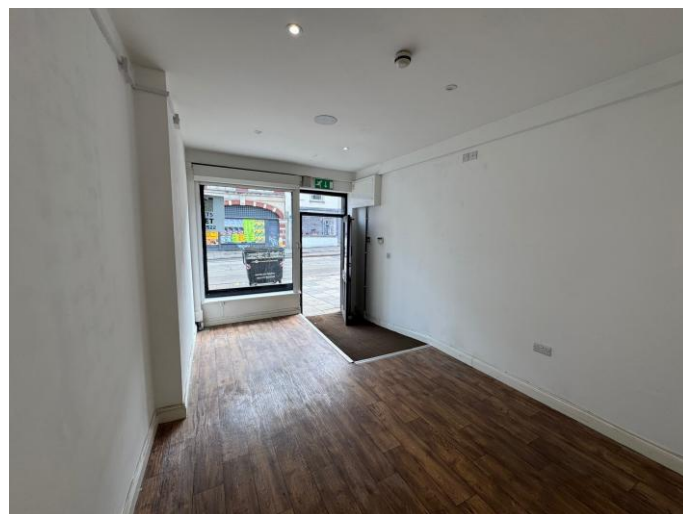
PLANNING

We have not made any enquiries with Bristol City Council Planning Department with regard to the current planning consent, however, we have assumed that the property will be suitable for Class E (Business) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Certificate rating of B (45).

PHOTOGRAPHS



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
May 2025