

alder king

PROPERTY CONSULTANTS

Practice
9663298

TO LET

66 East Street

Bedminster, Bristol BS3 4HD

Two Ground Floor Commercial Units
656 sq ft – 4,456 sq ft GIA



Location

66 East Street is situated in the south Bristol suburb of Bedminster approximately 0.5 miles from Bristol City Centre. The property is located on the corner of pedestrianised Essex Street and East Street which is a bus only route.

East Street is the traditional shopping street in Bedminster and is anchored at its northern end by an ASDA Superstore.

The area surrounding East Street is currently undergoing a period of change with a number of new residential developments underway. Known as 'Bedminster Green', the development area is made up of five sites that are being developed for housing and community spaces.

M32



2.5 miles southeast

M5



7.5 miles northwest

Bristol City Centre



0.5 mile



Accommodation

Description

The property comprises a former Argos store and warehouse which is currently being redeveloped to provide residential accommodation to the upper floors and two ground floor commercial units.

Accommodation

Unit 1 is a corner unit which will be fully glazed on two elevations with access onto both East Street and Essex Street.

Unit 2 is a smaller unit fronting Essex Street.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Unit 1	4,456	413.97
Unit 2	656	60.94
TOTAL	5,112	474.92

Shell specification



High street location



Glazed shopfront



Currently under refurbishment



Retail



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Class E use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 3000 or www.Bristol.gov.uk

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £15 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Date: January 2023

Subject to Contract

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Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.