

Bristol - 792 Fishpond Road BS16 3TE
Retail Shop to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Bristol - 792 Fishpond Road BS16 3TE

Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- VAT is NOT applicable to this property
- Available on a new lease with terms to be agreed by negotiation
- Occupiers close by include Sainsbury's, Boots, Subway and many more.

Property Description:

Comprises mid-terrace ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 48.58 sq m (523 sq ft)

Open plan retail, Kitchenette, WC



Bristol - 792 Fishpond Road BS16 3TE

Retail Shop to Rent



Location:

Situated on the busy and popular Fishponds Road in Bristol's BS16 area. The property benefits from a wide range of nearby shops, cafés, and supermarkets. Excellent public transport links provide easy access to Bristol City Centre. Conveniently located for the M32 motorway, connecting to the M4 and M5. The area is popular with professionals, students, and families. Close to the University of the West of England (UWE Bristol). Nearby green spaces such as Eastville Park offer outdoor leisure opportunities.

Terms:

Available on a new lease with terms to be agreed by negotiation
Offers in excess of: £384.62 per week (PCM: £1,666.67)
Deposit: £5,000 (3 Months)

Rateable Value:

Rateable Value - £9,800 p.a.
Rates Payable - £0* p.a.
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



Bristol - 792 Fishpond Road BS16 3TE

Retail Shop to Rent

Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



BLUE ALPINE

PROPERTY CONSULTANTS