

Bristol

33 Colston Avenue, Bristol, Somerset, BS1 4UA



RETAIL UNIT TO LET

Location

The property is situated on Colston Avenue within Bristol City Centre, a short walk from the busy Broadmead shopping district and Cabot Circus shopping centre. Bristol Colston Hall and Bristol Hippodrome are also within a 2 minute walk from the retail unit.

Nearby occupiers include Hotel Du Vin, Bambalan, 4500 miles from Deli and Caffè Vero.



Accommodation

The premises provide the following approximate net internal floor areas:

Floor / Unit	Description	Size
Ground	Ground Floor Sales/Office Area	1,552 sq ft
Ground	Kitchenette	58 sq ft

Specification

The property is on open plan ground floor unit.

Viewings

Strictly with Will Duckworth by prior appointment or our joint agent WGH.

Legal Costs

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

Rent

£36,500 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable: £20,357.50 per sq ft

(based upon Rateable Value: £42,500 and UBR: 47.9p)

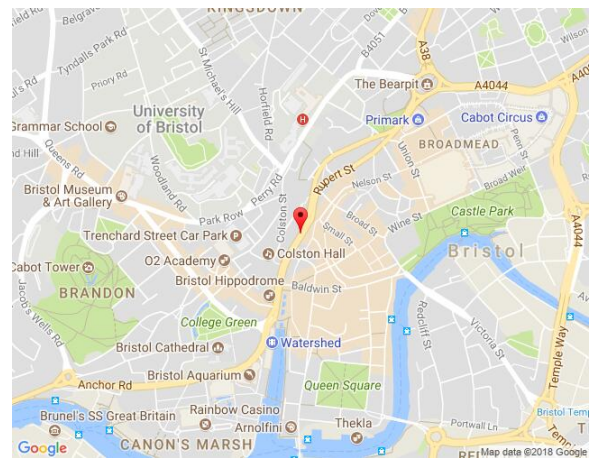
Interested parties should make their own enquiries from the Local Authority to verify this information.

Service Charge

Available on Request

EPC

This property has been graded as 69(C).



Viewing & Further Information

Viewing is strictly by appointment with:

Contacts

Will Duckworth

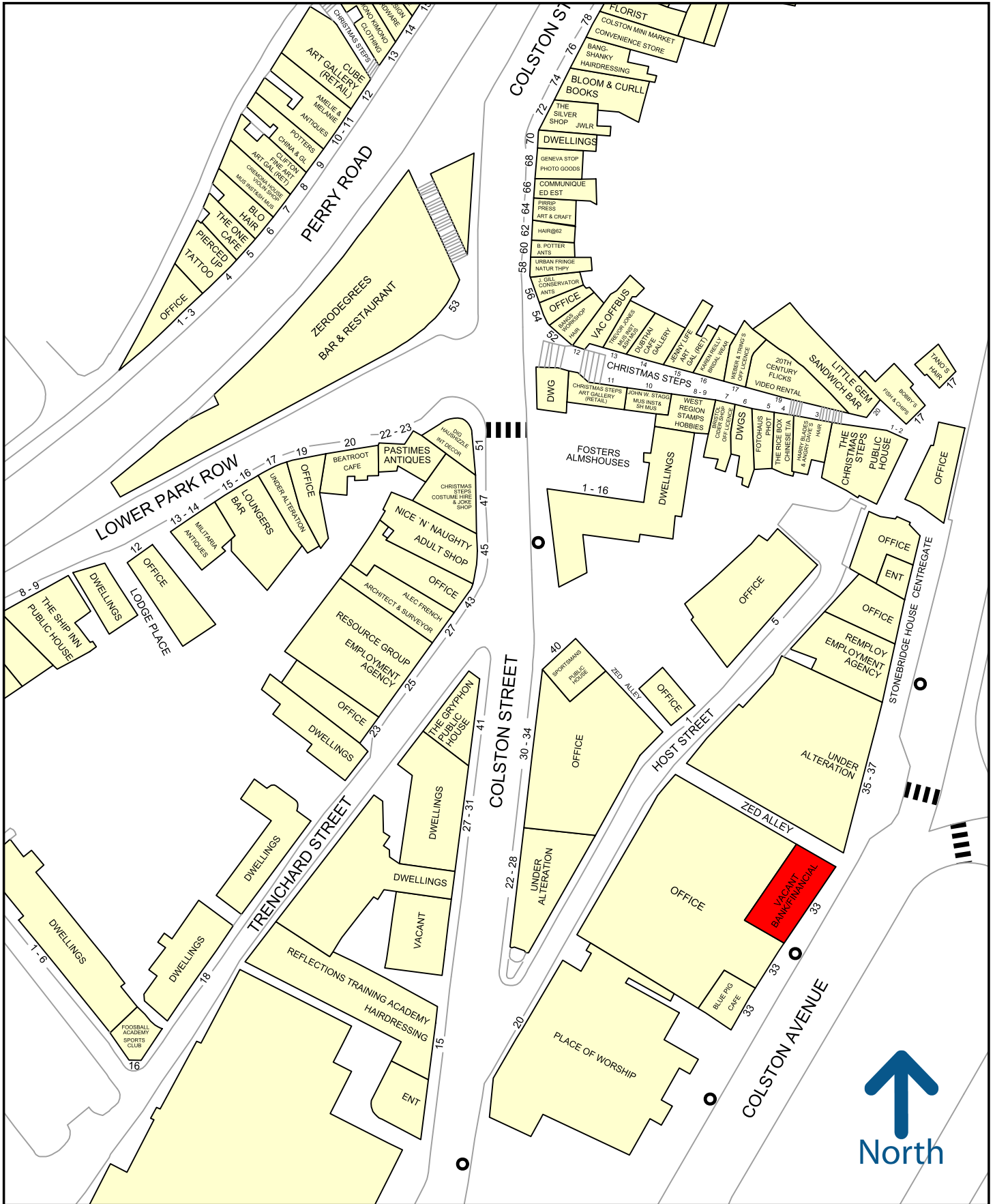
t: +44 (0)117 930 5752

e: will.duckworth@eu.jll.com

Joint Agents

Steve Cullis (Williams Gunter Hardwick)

t: 0117 922 1222



50 metres

Experian Goad Plan Created: 01/06/2017
Created By: Jones Lang LaSalle Ltd

