



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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SHOP TO LET SUITABLE FOR VARIOUS USES

26/28 ST AUGUSTINES PARADE, BRISTOL BS1 4UL

Location

Being originally two shops, the property benefits from a very substantial and prominent frontage to high vehicular and pedestrian traffic. It comprises a ground floor shop/customer area with rear ancillary space.

St Augustines Parade fronts Millennium Square, in the centre of Bristol. The property is situated within 50 metres of **The Hippodrome Theatre** and close to a number of multiple retailers and restaurants.

Retailers in the vicinity include **Boots, Pizza Hut** and **Greggs**.

Accommodation

The property comprises the following approximate floor areas:

Ground Floor Sales	156.1 sq m	(1,680 sq ft)
Ground Floor Ancillary	19.4 sq m	(209 sq ft)

Tenure

The premises are available by way of a new effectively full repairing and insuring lease, term to be agreed.

Use

The premises has consent for an A1 use, but could be used for alternative uses, such as bar/restaurant, offices or gym, subject to planning.

Rent

Rent available on application.

Rating Assessment

Rateable Value	£65,500
Rate in £	49.1p
Rates Payable (2019/20)	£22,512.35*

*This figure reflects the current retail rates relief allowance.

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC Rating

The property has an EPC rating. A copy of the report is available on request.

Legal Costs

Each Party are to be responsible for their own legal, professional and ancillary costs.

Viewing:

Strictly by appointment:-

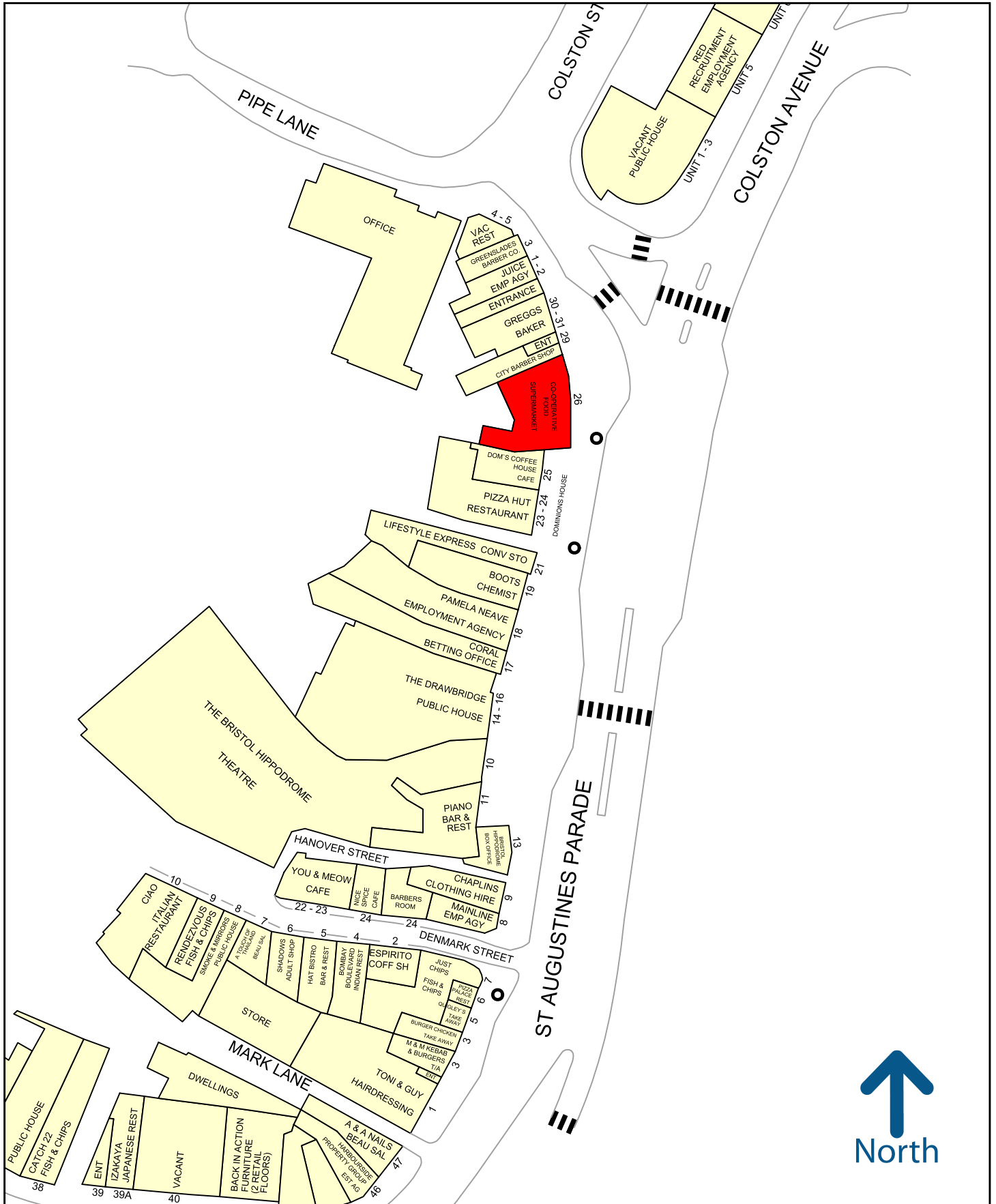
Russell Power – Rowley Hughes Thompson

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Date prepared: November 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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50 metres



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Created By: RHT



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