



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS

ESTABLISHED 1976
REGULATED BY THE RICS

BEDMINSTER

36-38 EAST STREET
BS3 4HE

LOCATION

The subject property is a very prominent building on the corner of East Street and Dalby Avenue in Bedminster. Bedminster is a busy district just south of Bristol city centre.

ACCOMMODATION

The property is a former bank and occupies a corner site. The accommodation offers:
Ground Floor Sales 1850 ft²
Ground Floor Ancillary 700 ft²
First Floor 1700 ft²
Second Floor 950 ft²

TENURE

Available on a new 10 year lease on effective Full Repairing and Insuring terms. Subject to five yearly upwards only reviews.

SHOP TO LET (MAY SELL)

RENT

£40,000 pa

RATES

Rateable Value: £30,250
Rates Payable: £14,852 pa (2019/2020)
(through enquiries to Bristol City Council).
May qualify for 50% Rates relief.

LEGAL COSTS

The new tenant to be responsible for the landlord's legal costs in connection with preparation of the lease.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.