



## 13 High Street

Westbury-on-Trym, Bristol, BS9 3BY

### Ground Floor Retail Unit

**2,251 sq ft**

(209.12 sq m)

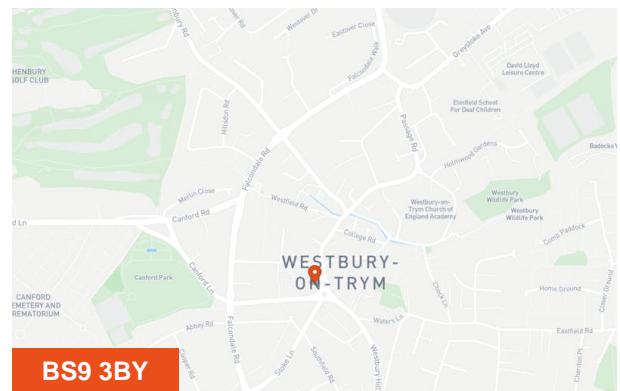
- Located in the popular suburb of Westbury-On-Trym
- Mid-terrace shop unit
- Class E consent
- Quoting rent £32,000 per annum exclusive

## Summary

Available Size	2,251 sq ft
Rent	£32,000 per annum
Business Rates	To be reassessed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Location

Westbury-on-Trym is an affluent, principally residential suburb in north-west Bristol, popular with families and young professionals due to its local amenities and proximity to Bristol City Centre and Clifton Village. Westbury-on-Trym is easily accessible from Bristol City Centre and Clifton via Westbury Road (A4018), leading through the Clifton Downs from the top of Whiteladies Road. Nearby occupiers include Co-op, Lloyds Bank, Tesco Express, Grupo Lounge, FED Cafe and a number of charity and other independent cafes and estate agents.



BS9 3BY



## Description

The property comprises a mid-terrace, former bank which has recently been converted to provide a self-contained ground floor shop unit and residential apartments above. The shop unit provides open plan trading area with ancillary space to the rear, a WC and the former banks strong room remains in situ. To the rear, the unit benefits from a service door and refuse area. The property is located in the 'Westbury on Trym' conservation area.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,251	209.12	Available
<b>Total</b>	<b>2,251</b>	<b>209.12</b>	

## Terms

The property is available by way of new lease for a term to be agreed.

## Viewing & Further Information

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