

Retail / To Let



Prominent Retail Premises

**Unit 6 Transom House
Victoria Street
Bristol
BS1 6AH**

900 sq ft (83 sq m) net approx

- Prominent location
- Rear access

LOCATION

Occupying a prominent position on Victoria Street in the heart of Bristol City Centre, Unit 6 Transom House benefits from a central location and close proximity to a wide range of amenities including Cabot Circus and Broadmead Shopping Centre.

Bristol Temple Meads Railway Station is only a short walk away while direct access to the national motorway network is offered via the inner circuit ring road and M32 motorway. Nearby retailers include Tesco Express, Friska, Subway and Philpotts.

DESCRIPTION

Transom House provides upper floor student accommodation for over 600 students, with the ground floor providing a range of local and national retailers and amenities.

ACCOMMODATION

The accommodation provides the following:

Ground Floor	900 sq ft (83 sq m)
Total	900 sq ft (83 sq m)

All measurements are approximate and Net Internal Areas.

RENT

£15,000 per annum exclusive.

TERMS

The accommodation is offered by way of a flexible new full repairing and insuring service charge lease for a term of years to be agreed.

PLANNING

Further enquiries can be made to the Planning department at Bristol City Council – 0117 922 3000 – www.bristol.gov.uk

BUSINESS RATES

We are verbally advised by the Local Authority that the premises are currently assessed for rating purposes as follows:

Description:	Shop & Premises
Rateable Value:	£11,500

Interested parties are advised to make their own enquiries to the Valuation Office Agency, www.voa.gov.uk

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

Please see www.leasingbusinesspremises.co.uk

ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

ENERGY PERFORMANCE CERTIFICATES

The energy performance asset rating is C (56).

The full certificate and recommendations can be provided on request.

SUBJECT TO CONTRACT

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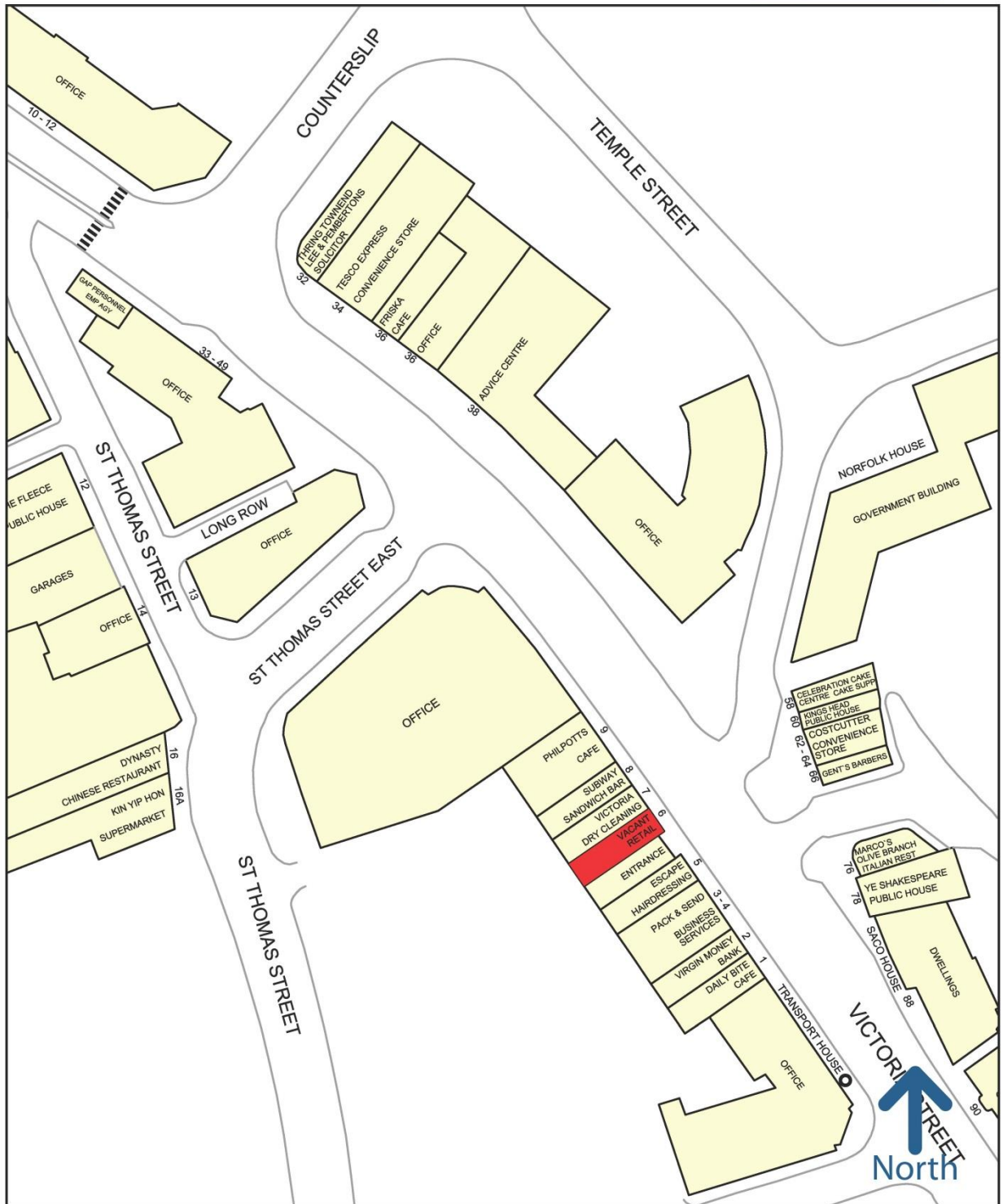
VIEWING ARRANGEMENTS/FURTHER INFORMATION

Alder King Property Consultants

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50 metres

Experian Goad Plan Created: 01/04/2014
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