

RETAIL UNIT AVAILABLE

Bristol - St Catherine's Place Shopping Centre

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PROPERTY CONSULTANTS



47- 49 East Street
St Catherine's Place
Shopping Centre
Bedminster
Bristol
BS3 4HG

2,895 sq ft (269 sq m)
approx.



St Catherine's Place Shopping Centre, Bedminster, BS3 4HG

Location

St Catherine's Place is situated in the south Bristol suburb of Bedminster approximately 0.5 miles from Bristol City Centre. The site is bordered by Dalby Avenue to the east and south and the pedestrianised East Street to the north.

The shopping centre is just a 15-20 minute walk from Bristol City Centre and there are good cycle, bus and train routes to wider Bristol and beyond.

East Street is the traditional prime shopping street in Bedminster and is anchored at its northern end by an ASDA Superstore. East Street also acts as a thoroughfare to the adjoining areas of West Street and North Street.

There are a number of established retailers and food and beverage outlets already trading within the area. These include Iceland, Boots, and Subway. Other nearby occupiers include BHF, Farm Foods and Wilko.



Description

St Catherine's Place Shopping Centre is a prominent building in Bedminster with a large frontage onto East Street, the main shopping high street.

The available accommodation comprises a ground floor retail unit fronting East Street within the centre.

Existing tenants include Iceland and Farm Foods.

The centre also benefits from a large service yard to the rear, accessed from Dalby Avenue.

Accommodation

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Further details on available units is available upon application.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations. Any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the property has consent for uses within Class E,

All interested parties should make their own enquiries to the Planning Department of Bristol City Council. Tel: 0117 922 2000 or www.bristol.gov.uk.

Rent

On application.

Lease

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

Legal Costs

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

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable for each unit. www.voa.gov.uk.

References/Rental Deposits

The landlord reserves the right to request a rent deposit and/or references.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Energy Performance Certificate

The energy performance certificate has been commissioned.

The full certificate and recommendations can be provided on request.

VAT

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

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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