

TWO·SIX·FOUR

264 Church Road
Bristol BS5 8AF
£500



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£500



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Winfields
Commercial

****FREEHOLD RETAIL INVESTMENT****

A Ground Floor Shop/Office of approximately 205 sq ft located on Church Road, St George. The shop is available to lease at a passing rent of £500 PCM.

Lease length is negotiable.

- Popular Location
- Affordable Rent for Start up
- Large Display Windows

DESCRIPTION

A well-presented Ground Floor Shop/Office/Studio of approximately 205 sq ft (GIA), comprising a shop of approximately 192 sq ft, shared entrance hall, and internal toilet facilities.

LOCATION

Located on the popular and high-footfall Church Road, St George, in an established rank of shops. The property is opposite a Co-Op supermarket and within close proximity to St George Park. St George is a popular suburb in East Bristol and home to a large array of independent retailers. Free on-street parking is located outside.

TENURE

Leasehold

LEASE DETAILS

Open to Negotiation from January 2025, at a passing rent of £500 PCM.

BUSINESS RATES

The rateable value, effective from April 2023, is £2,900. We therefore expect any occupiers eligible for small business rates relief to benefit from 100% rates relief at this time.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

FLOORPLAN

The floor plan is provided for indicative purposes only and should not be relied on.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

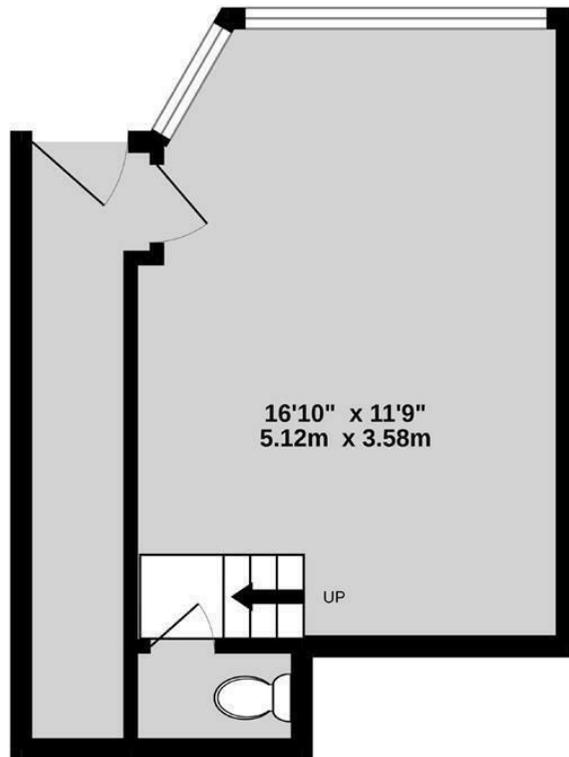
Strictly by appointment with Winfields

CONTROL OF ASBESTOS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Winfields has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

FLOOR PLAN & E.P.C.

GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 205sq.ft. (19.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Winfields

Commercial

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 a family-run
business

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