



TO LET

SQUIRES COURT, BEDMINSTER PARADE, BEDMINSTER, BRISTOL, BS3 4BX

GROUND FLOOR SHOWROOM - 345.40 m² (3,718 ft²)

LOCATION

The premises are situated just off Bedminster Bridge roundabout close to the A370, around 1 mile south of Bristol city centre. This ground floor showroom forms part of Squires Court which was constructed in 2004 with the upper floors arranged as flats.

Forming part of the ongoing regeneration plans for Bedminster, the premises are situated close to a number of convenience and specialist occupiers to include Taunton Leisure, Grounded, Calico, McDonalds, Greggs, Specsavers and a large Asda Supermarket.

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Gross Frontage:	44.20 m	(145 ft)
Ground Floor:	345.40 m ²	(3,718 ft ²)

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

Stuart Williams

0117 363 5693 | 0117 922 1222
stuart.williams@carterjonas.co.uk

Timothy Edgell

0117 363 5702 | 0117 922 1222
timothy.edgell@carterjonas.co.uk

IMPORTANT INFORMATION

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GROUND FLOOR, SQUIRES COURT, BEDMINSTER

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

Consideration would be given to the sale of the long lease which has approximately 107 years until expiry.

RENT

£52,500 per annum, exclusive

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the entire building. The landlord will insure the building and reclaim the premium from the tenant.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £45,000

For verification purposes, interested parties are advised to satisfy themselves that this assessment is correct.

<https://www.gov.uk/correct-your-business-rates>

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

C (66). A certificate is available on request.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams : stuart.williams@carterjonas.co.uk / 0117 922 1222

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SUBJECT TO CONTRACT Updated December 2022

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