

TO LET

149A, Crow Lane, Henbury, Bristol

Hartnell
TaylorCook



Contact

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LOCATION - BS10 7DR

Henbury is a densely populated residential suburb located in north east Bristol. It benefits from a close proximity to Cribbs Causeway (circa 1.5 miles) and ease of access to junction 17 of the M5.

The subject property is positioned within the principal retail parade on Crow Lane and serves the surrounding residential catchment. The shopping parade hosts a collection of national and local traders to include **Greggs, Iceland, St Peter's Hospice** and the adjacent **The Co-op Food**.

ACCOMMODATION

The property forms part of what is currently the Co-op Food following plans to reconfigure. The space will comprise a ground floor retail unit with rear access and provide the following approximate areas and dimensions.

Gross frontage	12.6 m	41'4"
Net frontage	11.6 m	38'0"
Ground floor sales	271.6 sq m	2,923 sq ft
Ground floor ancillary	78.2 sq m	842 sq ft

The accommodation is available as a whole or as two separate retail units.

EPC

To be assessed.

TENURE

A new sublease is available on terms to be agreed.

RENT

£30,000 per annum, exclusive.

RATES

To be assessed.

LEGAL COSTS

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

VIEWING

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

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Somerset House
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SUBJECT TO CONTRACT

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