



149A, Crow Lane, Henbury

Bristol, BS10 7DR

Large Unit To Let

3,765 sq ft

(349.78 sq m)

- North Bristol Suburb
- Densely Populated Residential Area
- Sub-Let From Co op Food

Summary

Available Size	3,765 sq ft
Rent	£30,000 per annum
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

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 Coop 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.

Name	sq ft	sq m
Ground - Sales	2,923	271.56
Ground - Ancillary	842	78.22
Total	3,765	349.78

EPC

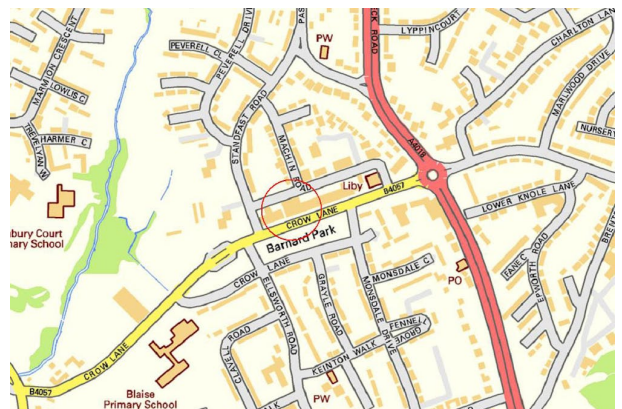
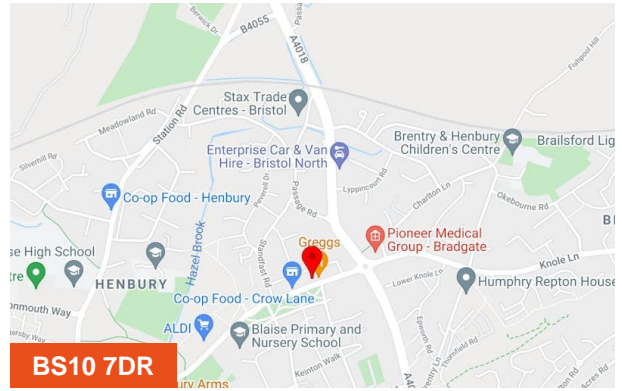
To be assessed.

Tenure

A new sublease is available on terms to be agreed.

Rates

To be assessed.



Viewing & Further Information

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