

TO LET
RETAIL UNIT
Class E USE
42.64 SQ M (459 SQ FT)



**29 HIGH STREET
WESTBURY ON TRIM
BRISTOL
AVON
BS9 3BY**

LOCATION

Westbury on trim is a highly desirable suburb located in Northwest Bristol. Well-connected to Bristol's city center via the A4018 and multiple frequent bus routes. The unit occupies a prominent location on a busy high street with street parking. Nearby retailers including Vison Express, The Glass House, Beauty Base, Co-op Funeral care and Simpsons solicitors.

DESCRIPTION

- Desirably sized retail unit.
- Newly refurbished.
- Prominent High Street Location.
- First Floor Storage.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

| Description | sq m | sq ft |
|--------------------------|-------|-------|
| Ground Floor Retail Unit | 36.75 | 318 |
| First Floor | | |
| Store 1 | 2.84 | |
| Store 2 | 3.097 | |
| Total Net Internal Area | | |

TENURE

The property is available by way of a new lease on full repairing and insuring terms by way of a service charge externally.

RENT

£16,500 per annum exclusive. (Sixteen Thousand Five Hundred Pounds).

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Description: Shop & Premises

Rateable Value (1st April 2026): £10,250

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable.

COSTS

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

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We believe VAT is chargeable on the rent but this will be confirmed.

PLANNING

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E (Commercial, Business and Service) under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned for the property.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Luke Bladen
07377413060
LB@bladenproperty.co.uk

Julian Bladen
01291 440100
jb@bladenproperty.co.uk

SUBJECT TO CONTRACT

June 2026

