

**RAPLEYS**

## TO LET Retail Premises

rapleys.com  
**0370 777 6292**

Former Funeral Premises,  
91-101 Church Road, Redfield, Bristol BS5 9JR

CONTACT **Richard Curry**  
07876 747146 | richard.curry@rapleys.com



Suitable for commercial uses

Circa 0.71 acre (0.29 hectare)

Located close to Lawrence Hill  
train station and good bus links  
to Bristol city centre

Surrounded by a variety of local  
amenities

Short term lease available

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## Location

Bristol is the commercial centre of the south west of England with a population of c.536,000 (ONS).

The city has excellent transport links due to its location on the interchange of the M4 and M5 motorways. The main train station—Bristol Temple Meads—offers direct services to London, Cardiff and Birmingham, and an international airport offering flights throughout Europe.

The subject site is situated on a prominent corner plot with substantial frontage to Church Road (A420), a main arterial route into the city centre approximately 1 mile to the west.

Lawrence Hill train station is 350m to the west, together with numerous bus services on Church Road providing good local links.

Surrounding local amenities include **Lidl**, **Post Office** and **Tesco Metro**, as well as a variety of local shops, bars and restaurants.

## Description

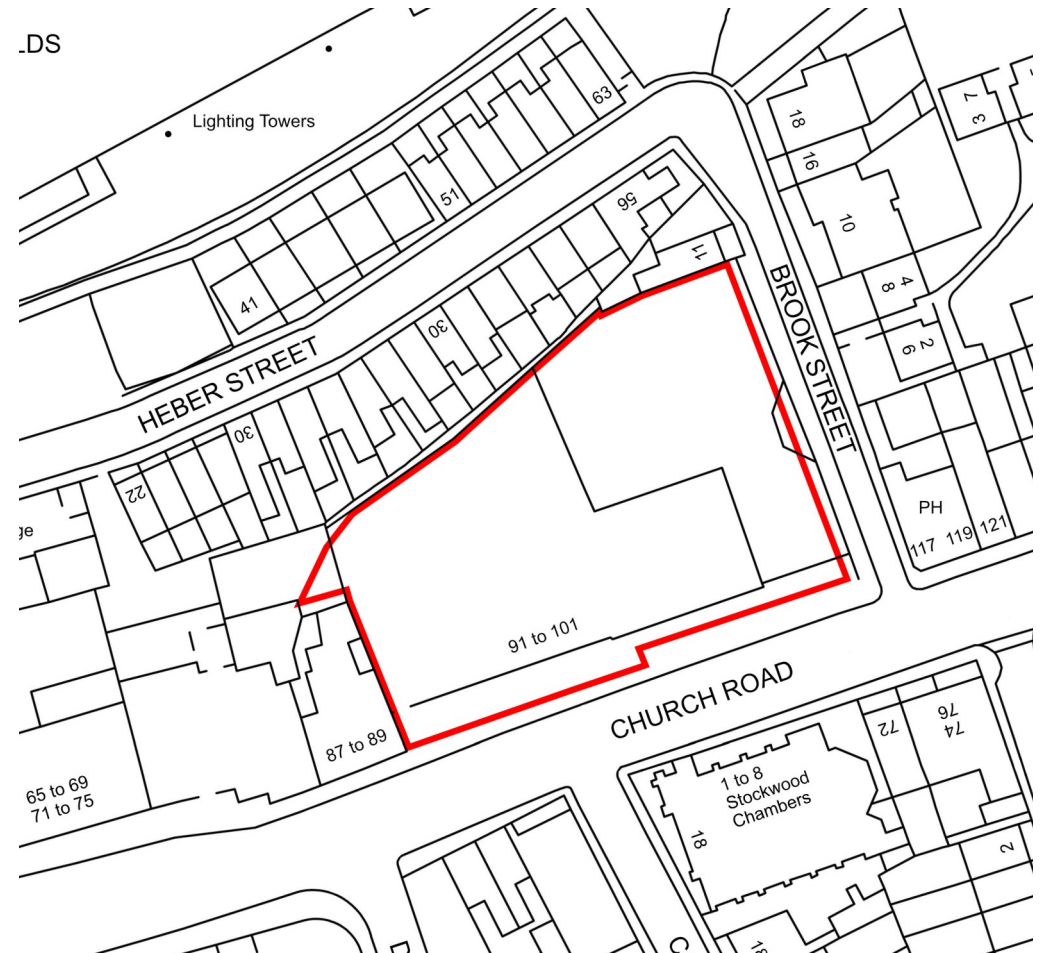
The premises comprise a former Funeral Care Centre with reception area, offices, amenity areas, garaging and chapel with full height basement below.

The accommodation is predominantly single storey and 2 storey in part, together with a large garage and car park for circa 32 vehicles with access off Brook Street.

The surrounding uses include residential, various local businesses and car repair centres.

## Tenure

Leasehold.



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### Terms

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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Office and amenities	263	2,831
Garage and workshop	1,193	12,841
<b>Total</b>	<b>1,456</b>	<b>15,672</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.29</b>	<b>0.71</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

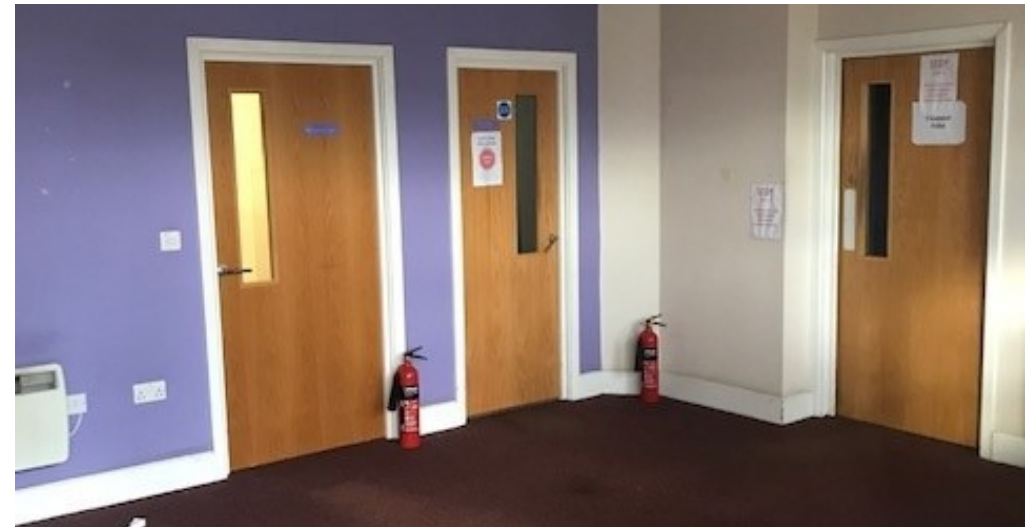
### Rating

We are advised that the Rateable Value for the property is £37,250 and the UBR for 2021/22 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: TBC.



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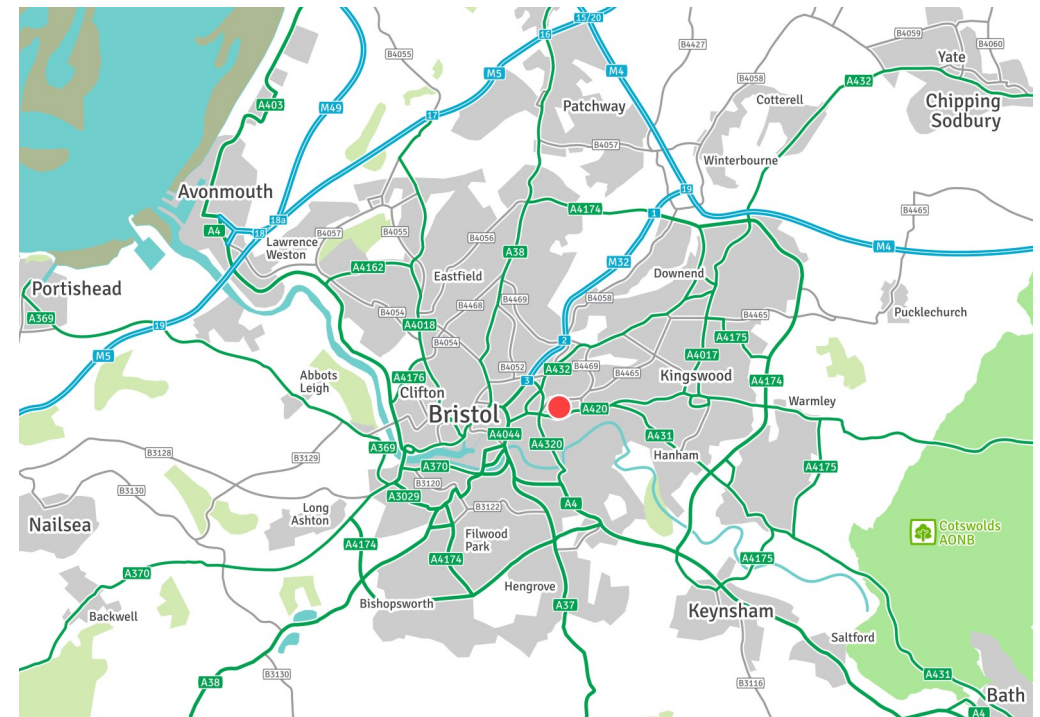
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### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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