

RETAIL

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LEASE AVAILABLE

UNIT 1, 68 WESTBURY HILL,

WESTBURY ON TRYM, BS9 3AA

GROUND FLOOR: 61.21 SQ M (659 SQ FT)

**** PARTIALLY FITTED FORMER PIZZA TAKEAWAY**

LOCATION

Westbury Hill is located in the suburb of Westbury on Trym, approximately 2.5 miles north west of Bristol city centre. The area benefits from strong transport links, lying close to the A4018 which provides direct access to the city centre, Cribbs Causeway and the M5 and M4 motorway networks. Westbury on Trym is a well established and popular residential location, supported by a range of local amenities, schools and open spaces.

The premises are prominently situated opposite **Tesco Express** whilst surrounded by other well known occupiers to include **Costa, Parsons Bakery, Nationwide and Ocean Estate Agents.**

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

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Jonas**

ACCOMMODATION

The premises are partially fitted as a pizza takeaway. The approximate net internal floor areas and dimensions calculated from plans are:

Internal Width:	4.44 m	(15 ft 6)
Shop Depth:	17.14 m	(56 ft 2)
Ground Floor Sales:	61.21 sq m	(659 sq ft)
WC:	2.77 sq m	(30 sq ft)

LEASE

The existing lease expires on the 2nd of November 2036, with a review 3 November 2026 and a tenant break on the 2nd of November 2027.

A new longer lease may be available, subject to landlord's consent.

RENT

£18,000 per annum exclusive

PREMIUM

Offers in the region of **£15,000, + VAT**, if applicable, are invited for the benefit of this fully fitted unit.

SERVICE CHARGE

A service charge is levied for the general upkeep and maintenance of the building.

INSURANCE

The landlord insures the premises and re-charges the tenant.

RATES

£11,750 from (1st April 2026)

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

PLANNING

It is understood that that the premises have an **A5 takeaway consent** or other uses subject to landlord's consent.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An EPC rated C (70) is available on request.

VAT

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

SANCTIONS & ANTI-MONEY LAUNDERING CHECKS (AML)

Carter Jonas is required to carry out Sanctions and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement or will be required to supply photo identification and proof of home address, so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Virtual viewing: <https://vimeo.com/1186211779?share=copy&fl=sv&fe=ci>

Strictly by prior appointment through:

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990/ 0117 922 1222 or

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

For details of other commercial properties marketed through this firm please visit:

carterjonas.co.uk/commercial



SUBJECT TO CONTRACT AUGUST 2026

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