



TO LET

**Ground floor shop
184 Wells Road
Knowle
Bristol BS4 2AL**

A1 Retail Shop

with front parking

1007 sq ft (93.59m²)

£12,950 per annum exclusive on flexible
internal terms to be agreed

Accommodation includes:

Front retail area 411 sq ft (38.18 m²)

Rear retail area 72sq ft (6.71m²)

Storage area 140 sq ft (13.05m²)

Storage area 2 – 329sq ft (30.52m²)

Storage area 3 – 206 sq ft (19.13m²)

Cloakroom

RV £8,500

These summary particulars are in draft form only and are subject to landlord's approval and are issued subject to the full particulars together with conditions attached to them which are available upon request.

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**Surveyors
Valuers &
Agents**

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