



TO LET

**Shop Premises, Ground Floor,
16 Canford Lane, Westbury on Trym,
Bristol BS9 3DH**

Shop area	28'05" x 18'02" max (8.66m x 5.54m max)
Store	5'09" x 9'02" (1.75m x 2.79m)
WC	3'05" x 6'11" (1.04m x 2.11m)

Rear yard accessible from the property and has a side pedestrian access.

Suit retail or general business use

In the heart of Westbury Village

Available on new flexible lease terms

£12,000 per annum exclusive

Rateable value £9,300

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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