



## 83 East Dundry Road

Whitchurch, Bristol, BS14 0LN

£9,800 Per Annum



In a residential neighbourhood rank of shops just off Whitchurch Lane with easy access to the A37 Wells /Bristol Road and the A4174 Hengrove/Airport Road.

The unit is approx. 990 sq ft and would suit a variety of uses but currently trading as Studio 59 and is fitted out as a Ladies Hairdressers and Beauty Therapy Salon together with separate treatment room, store, kitchen and WC.

Terms: Available on a new lease on Terms to be agreed

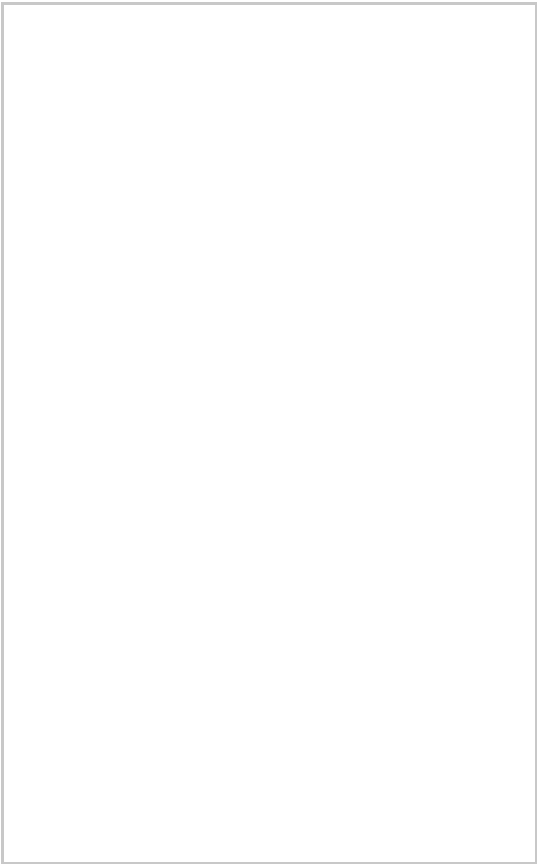
Legal Costs: Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Rates: Rateable Value: £8,800 as from 1st April 2026

Area Map



Floor Plans



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.