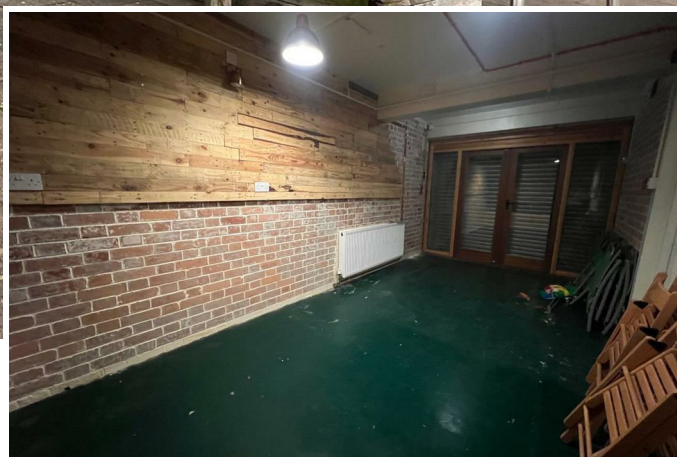


# MAGGS & ALLEN

6 GAINSBOROUGH SQUARE  
LOCKLEAZE, BRISTOL, BS7 9XA



£900 PER MONTH

An end of terrace shop arranged over ground floor and basement, providing approximately 986 ft<sup>2</sup> situated in a location currently subject to significant redevelopment.

The unit benefits from gas central heating and electric roller shutters and is available to let on a new effectively fully repairing and insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

# 6 GAINSBOROUGH SQUARE, LOCKLEAZE, BRISTOL, BS7 9XA

## DESCRIPTION

An end of terrace shop of approximately 986 ft<sup>2</sup> arranged over ground floor (approx. 625 ft<sup>2</sup>) with additional basement stores and wc. The shop has gas central heating, kitchen and toilet facilities and electric roller security shutter.

## LOCATION

The shop is located on Gainsborough Square in Lockleaze in North Bristol, which is currently subject to significant redevelopment.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £8,200, although this is due to increase to £11,500 from April 2026. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D.

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

## LEASE DETAILS

The shop is available to let on an effectively fully repairing and insuring basis. Each party to incur their own respective legal fees.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## VIEWINGS

By appointment.

## VAT

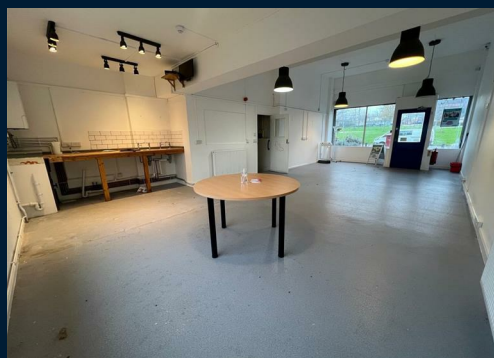
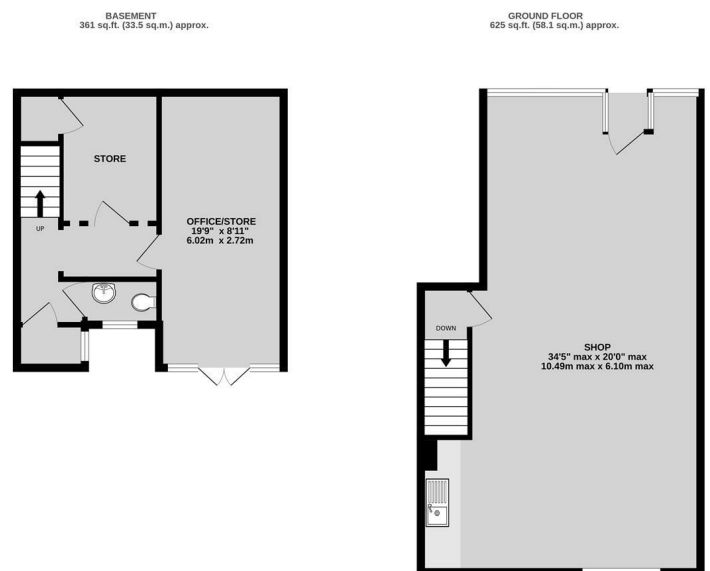
All figures quoted are exclusive of VAT unless otherwise stated.

## CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.