

# MAGGS & ALLEN

24 PASSAGE STREET  
BRISTOL, BS2 0JF



£650 PER MONTH

A well presented shop of approximately 220 sq ft, the property is situated in a very prominent and central location on Passage Street, it is approximate 15 minutes walk from Temple Meads train station and approximately a 5 minute walk from the popular Castle Park. The unit benefits from LED lighting, toilet facilities and a kitchenette.

The office/shop is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

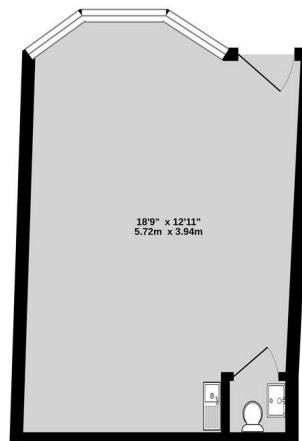
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

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

# DEBLYNN ART & DESIGN, 24 PASSAGE STREET, BRISTOL, BS2 0JF

GROUND FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA - 220 sq.ft. (20.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floor, window, doors and other items are approximate and no responsibility is taken for any error, omission or misinterpretation. They do not constitute a contract and are for illustrative purposes only. The actual layout and dimensions may vary from the floorplan as to their accuracy or efficiency can be given. Please visit [maggsandallen.co.uk](https://www.maggsandallen.co.uk)

## DESCRIPTION

A well presented shop of approximately 220 sq ft, arranged as open plan retail space and is a 15 minute walk from Temple Meads train station and a 5 minute walk from the popular Castle Park. The unit benefits from LED lighting, WC and a kitchenette.

## LOCATION

The property is situated in a very prominent and central location on Passage Street, it is a 15 minute walk from Temple Meads train station and a 5 minute walk from the popular Castle Park.

## LEASE DETAILS

The office/shop is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

## BUSINESS RATES

The rateable value with effect from April 2023 is £2,700. 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: C. Valid until 4th December 2035.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment.

## FLOOR PLAN

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

## TENANT APPLICATION FEE

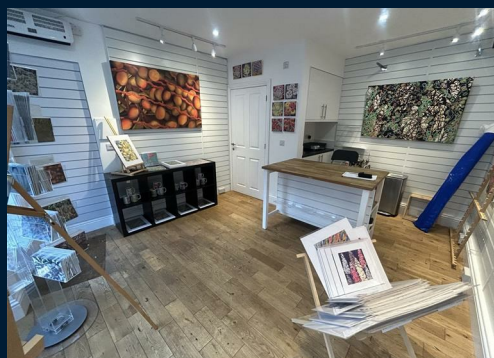
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## 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.

## 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.



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.