

# MAGGS & ALLEN

131 HIGH STREET  
STAPLE HILL, BRISTOL, BS16 5HQ



£15,000 PER ANNUM

A ground floor retail unit of approximately 690 ft<sup>2</sup> arranged as an open plan shop area with rear storage, kitchenette and WC.

The shop is situated on the High Street in Staple Hill and would suit a variety of uses (subject to obtaining the necessary consents).

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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

# 131 HIGH STREET, STAPLE HILL, BRISTOL, BS16 5HQ

## DESCRIPTION

A ground floor retail unit of approximately 690 ft<sup>2</sup> arranged as an open plan shop area with rear storage, kitchenette and WC. The shop is currently used as a play cafe but would suit a variety of uses subject to obtaining the necessary consents.

## LOCATION

Situated on the High Street in Staple Hill, close to the junction with North Street and Soundwell Road.

## LEASE DETAILS

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

## TENANT APPLICATION FEE

The incoming 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.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C - valid to Aug 2034.

## BUSINESS RATES

The rateable value of the shop, with effect from April 2023 is £12,500.

## FLOOR PLAN

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

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

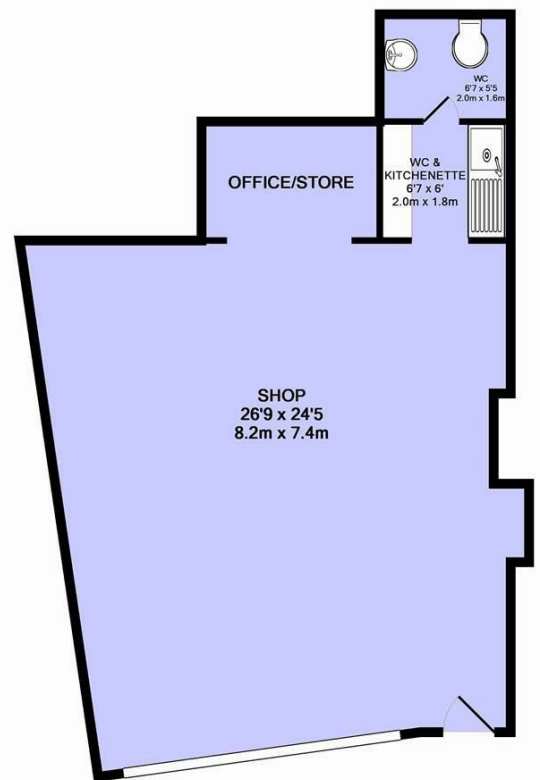
By appointment.

## CODE FOR LEASING BUSINESS PREMISES

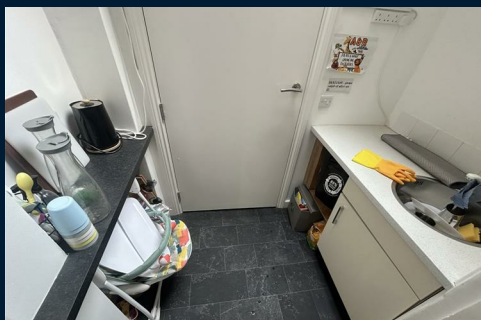
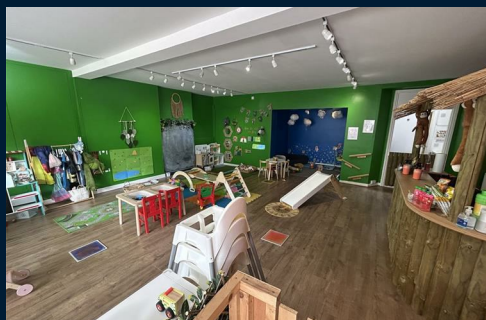
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

## 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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