



241 CHELTENHAM ROAD

COTHAM, BRISTOL, BS6 5QP

£25,000 Per Annum

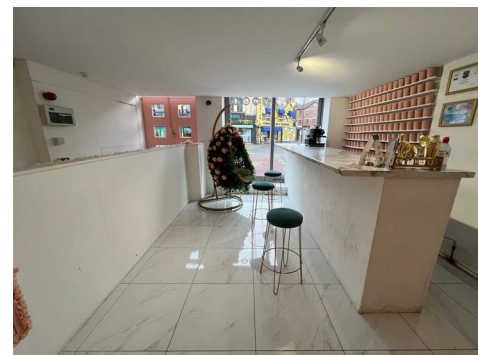
- Junction of Gloucester Road & Cheltenham Road
- 2 Storey
- Approx. 1,773 ft²
- Well Presented
- New Lease Available



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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www.maggsandallen.co.uk





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DESCRIPTION

An extended ground-floor retail unit of approximately 1,133 ft² with an additional first-floor area of approximately 640 ft², ideal for office or treatment rooms. The shop is situated in a prime, high-footfall location and would suit a variety of business uses (subject to necessary consents). Available to let on a new, effectively full repairing and insuring lease.

LOCATION

The shop is located on the junction of Gloucester Road and Zetland Road on the borders of Cotham, Stokes Croft and Bishopston, in a busy trading position, adjacent to The Coconut Tree and opposite the newly proposed Waitrose Supermarket which is currently undergoing fit-out.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

Rating: E - valid to August 2029.

BUSINESS RATES

The Rateable value with effect from April 2023 is £19,000.

VIEWINGS

By appointment with Maggs and Allen.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

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

A directors/personal guarantee will be required to the lease.

CODE FOR LEASING BUSINESS PREMISES

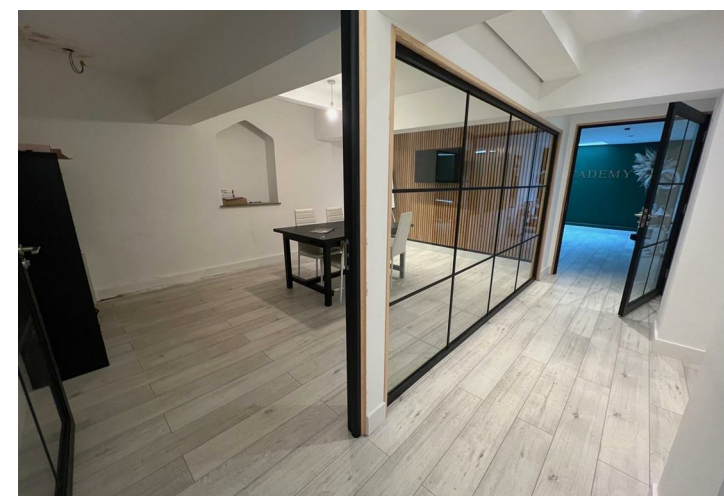
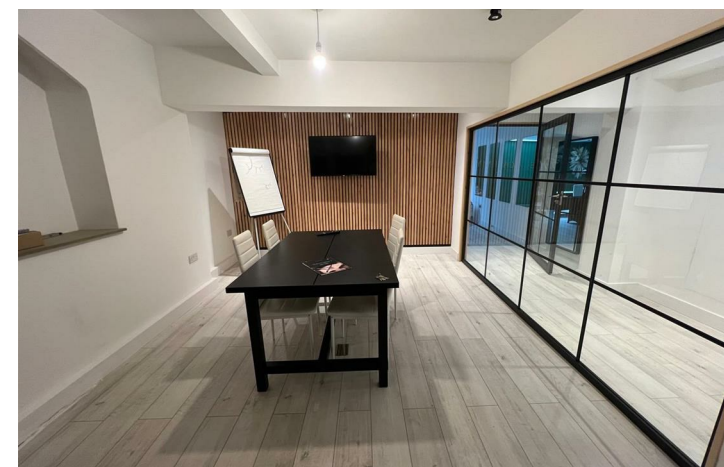
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

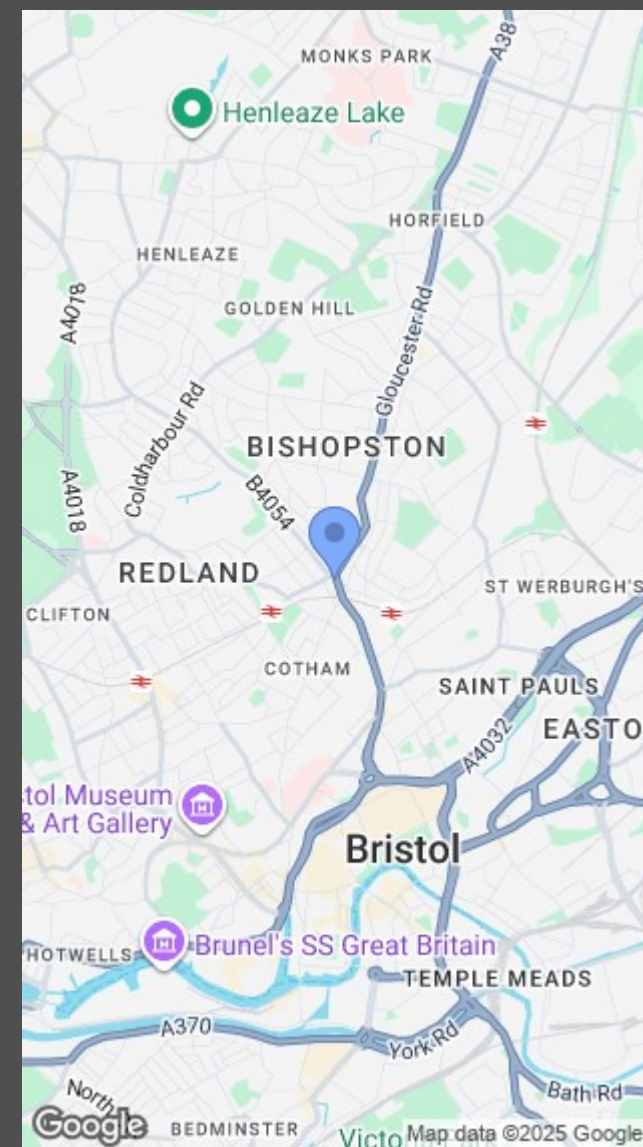
TENANT APPLICATION FEE

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.

CONTROL OF ASBESTOS

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.

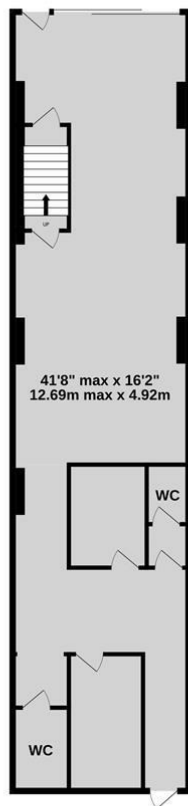




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



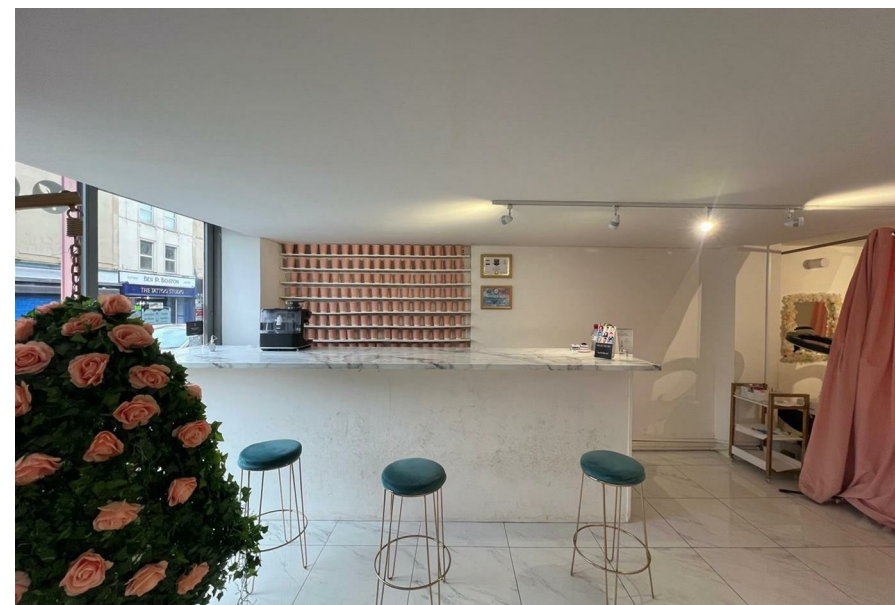
1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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