



MAGGS & ALLEN

87 GLOUCESTER ROAD
BISHOPSTON, BRISTOL, BS7 8AS

£20,000 Per Annum

- Retail unit
- Approximately 1,405 sq ft
- GF, FF & basement
- Highly desirable location



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

Retail unit extending to approximately 1,405 sq ft, arranged over ground, first, and basement levels. The ground floor offers an open plan retail area, with additional storage and office accommodation on the first floor, and further storage space in the basement. The property also benefits from an electric security shutter and a rear courtyard garden. Suitable for various uses within use class E, subject to consent.

LOCATION

The property occupies a highly prominent position along Gloucester Road, one of the area's most sought after and well established retail destinations. Renowned for its consistently strong footfall, the location benefits from a diverse commercial environment, featuring a blend of independent boutiques, popular national retailers, cafés, and restaurants.

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.

BUSINESS RATES

The rateable value with effect from 2026 is £16,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: TBC.

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.

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.

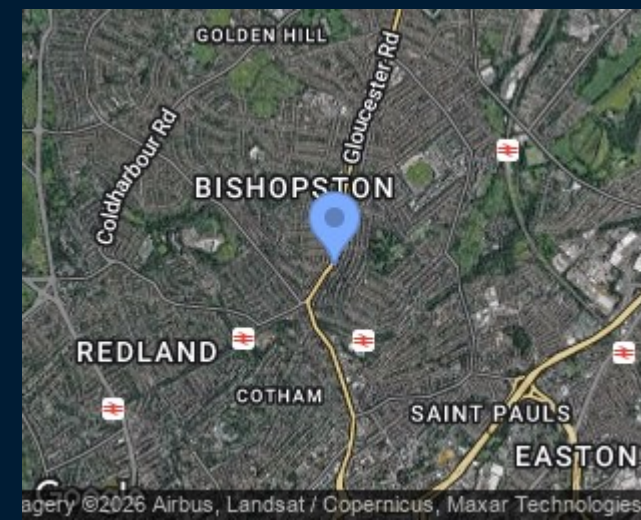
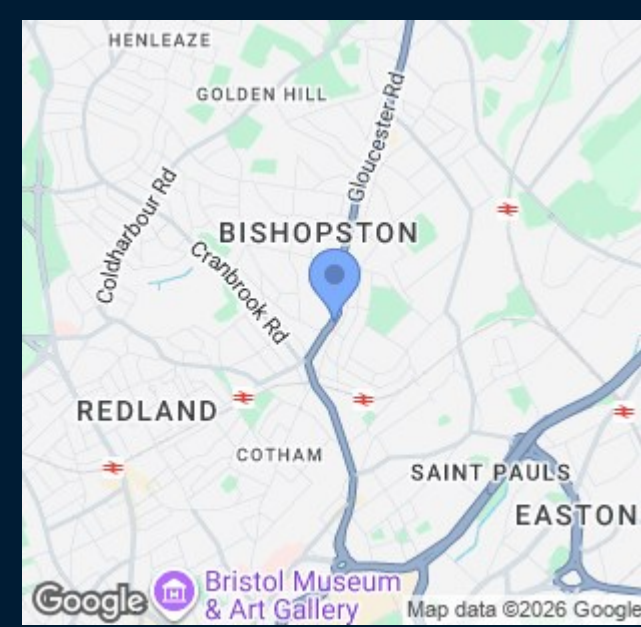
CONTROL OF ASBESTOS REGULATIONS

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

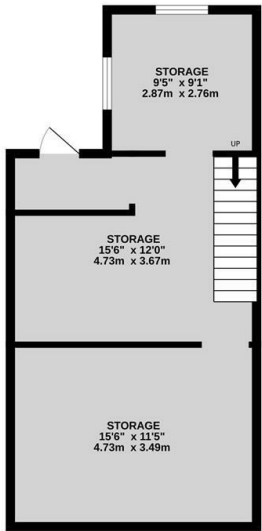
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



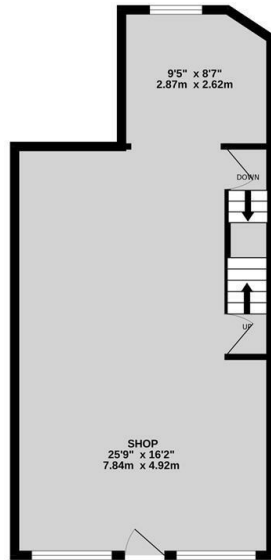


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

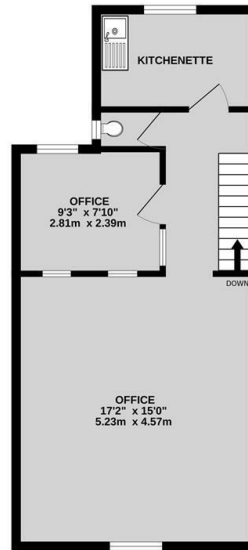
BASEMENT
449 sq.ft. (41.7 sq.m.) approx.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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