



# MAGGS & ALLEN

33 REGENT STREET  
CLIFTON, BRISTOL, BS8 4HR

**£25,000 Per Annum**

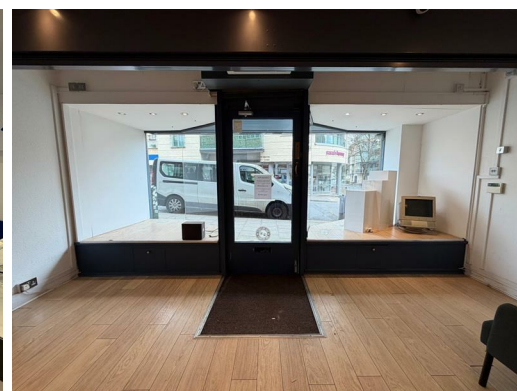
- Ground Floor Shop (approx. 500 ft<sup>2</sup>)
- Basement Office/Stores (approx. 600 ft<sup>2</sup>)
- New Lease Available
- Prime Trading Position
- Early Enquiries Recommended



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

A well presented ground floor shop of approximately 500 ft<sup>2</sup> benefiting from a full width retail frontage and an internal roller shutter. The unit further benefits from basement offices and storage (approx. 600 ft).

## LOCATION

The shop is located in a prime trading position in Clifton Village within close proximity to Tesco express.

## BUSINESS RATES

The Rateable Value with effect from 2026 is: £16,750.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B (valid to 2032).

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## 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 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.

## FLOOR PLAN

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

## CODE FOR LEASING BUSINESS PREMISES

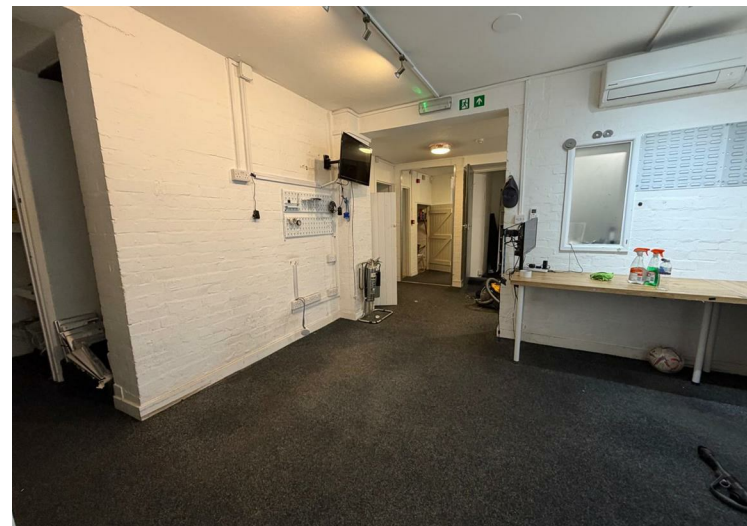
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

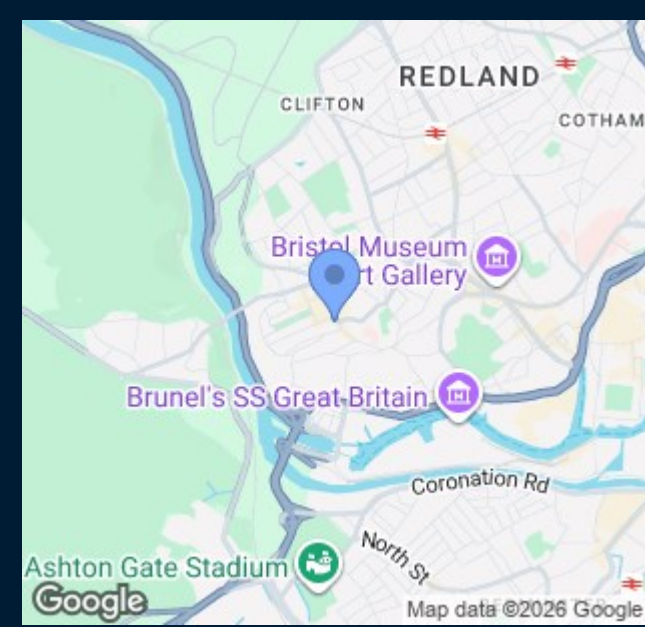
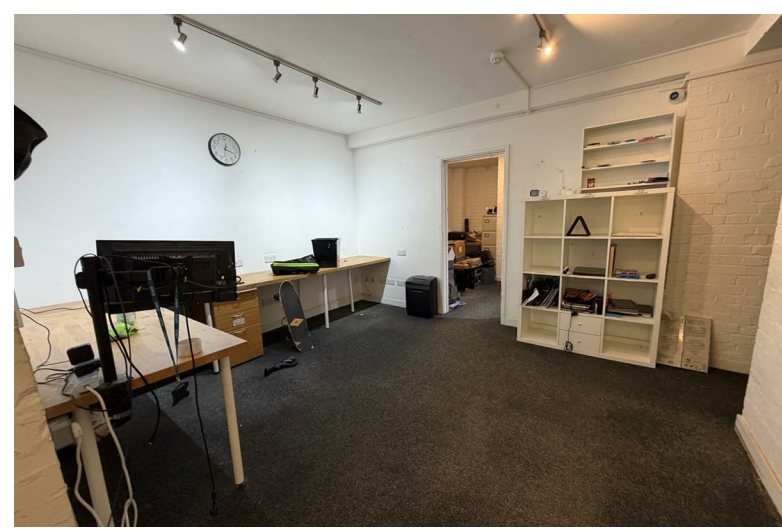
## VIEWINGS

By appointment.

## CONTROL OF ASBESTOS REGULATIONS

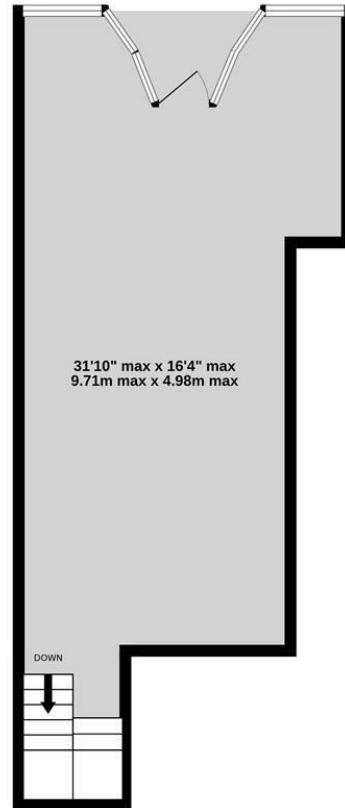
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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



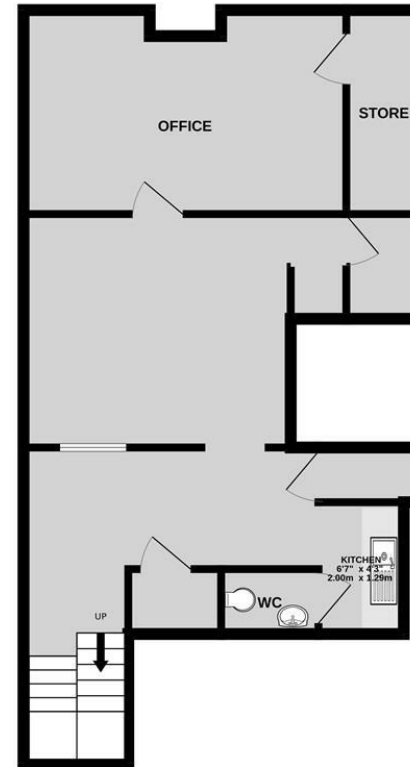


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

GROUND FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



BASEMENT  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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