

# MAGGS & ALLEN

210 WEST STREET  
BEDMINSTER, BRISTOL, BS3 3NE



## £1,000 PER CALENDAR MONTH

A newly developed retail unit of approx. 355 ft<sup>2</sup> situated in a prominent and corner position on West Street, within close proximity to The Chessells. The unit is due for completion in the next few weeks and will benefit from a new shopfront and signage fascia, offered in shell condition ready for tenant fit-out.

The premises are located on the corner of West Street and Palmyra Road and will be available to let on a new effectively fully repairing and insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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

## DESCRIPTION

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## LOCATION

The shop is located on the corner of West Street and Palmyra Road, within easy reach of Bedminster train station.

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon. The photo is an artist impression of the shop once complete and is therefore subject to change.

## BUSINESS RATES

The rateable value with effect from April 2026 is £5,900, although we understand the size of the shop has since been reduced and therefore this is subject to change. We therefore expect those eligible for small business relief could benefit from 100% relief, but advise all interested parties to confirm with Bristol City Council.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: to be confirmed.

## USE

The premises would suit a coffee shop. The planning consent limits the opening hours to 7am to 11pm Monday to Sunday.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## 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 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.

## 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.

