MAGGS & ALLEN

35-38 HIGH ST

BRISTOL, BS1 2AW

£40,000 Per Annum

- Approx. 3,720 ft² / 346 m²
- Ground Floor & Basement
- Former Bank
- Bristol City Centre
- Second Floor Also Available

RICS
Regulated by RICS

Commercial & Investment
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www.maggsandallen.co.uk

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DESCRIPTION

A large former bank of approx 3,720 ft² as a ground floor office/shop of approx. 2,230 ft² with additional basement storage/bank vaults of approx 1,490 ft². The second floor office (approx. 1,800 ft²) is also available by separate negotiation.

LOCATION

The property is situated in a highly prominent position in Bristol City Centre, within close proximity to Castle Park and St Nicholas Market.

ACCOMODATION (GIA)

Ground Floor: Approx. 2,230 ft² / 207 m²
Basement: Approx. 1,490 ft² / 138 m²

BUSINESS RATES

The Rateable Value with effect from 2026 is: £51,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B. Valid until 5 March 2036.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

The premises is available to let on a new and effectively fully repairing and insuring basis, subject to service charge. We are advised the service charge is currently approximately £3,000pa. Each party to incur their own respective legal fees.

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.

TENANT APPLICATION FEE

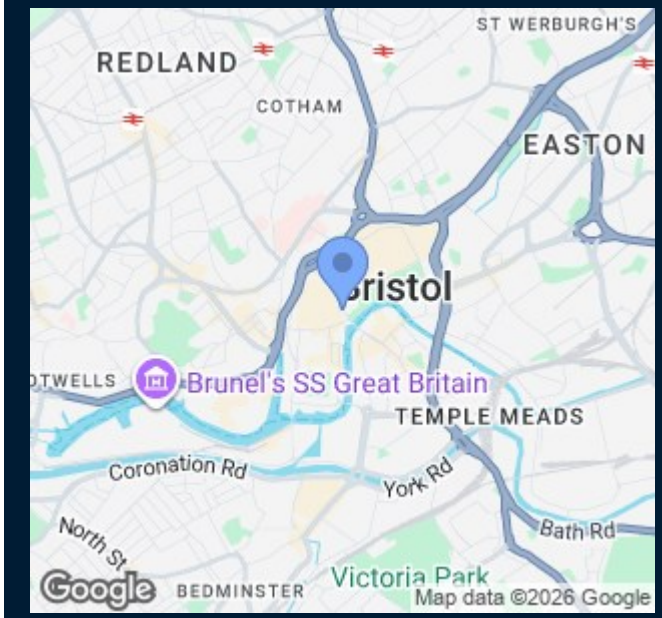
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.

Basement

Ground Floor

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

The Property Ombudsman
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